







## **Accommodation**

A neatly presented three bedroom mid-terraced family home, offering a spacious layout and handy location. The house sits on an generous plot, with driveway parking and a good size enclosed rear garden, unusual in this price bracket.

With the good size plot, there is undoubtedly the scope to extend, with very little impact on the garden and as a number of neighbouring properties have done, all subject to necessary consents of course.

On the ground floor there is an entrance hall, with stairs rising to the first floor. The living room is a good size, whilst the kitchen/diner comes fitted with a range of units, housing the central heating boiler, offering further cupboard storage and with double door access to the rear garden. To the first floor there is a landing with loft access, three bedrooms (two good size doubles) and the house bathroom, part tiled and fitted with a white suite, including a bath with glazed screen and shower over. The property is double glazed and it also benefits from gas central heating.

Externally there is driveway parking to the front of the house and an open lawned garden. There is no doubt the opportunity to end the driveway to accommodate more vehicles, should the new owners wish. A passageway leads through a gate, to the enclosed rear garden, which is ideal for purchasers with pets and children. The garden offers a good level of privacy, with a mix of lawn and patio, plus a handy brick built store.

The property is located in a popular residential area, just a short walk from the town centre and Thirsk's array of shops and amenities, whilst also being ideally placed for transport links including the A19. Thirsk train station is also just a short drive away, whilst a number of schools are close by.

It is very rare for a property with this space and plot size, to come to market in this price bracket and an internal viewing is essential to appreciate the value for money on offer.



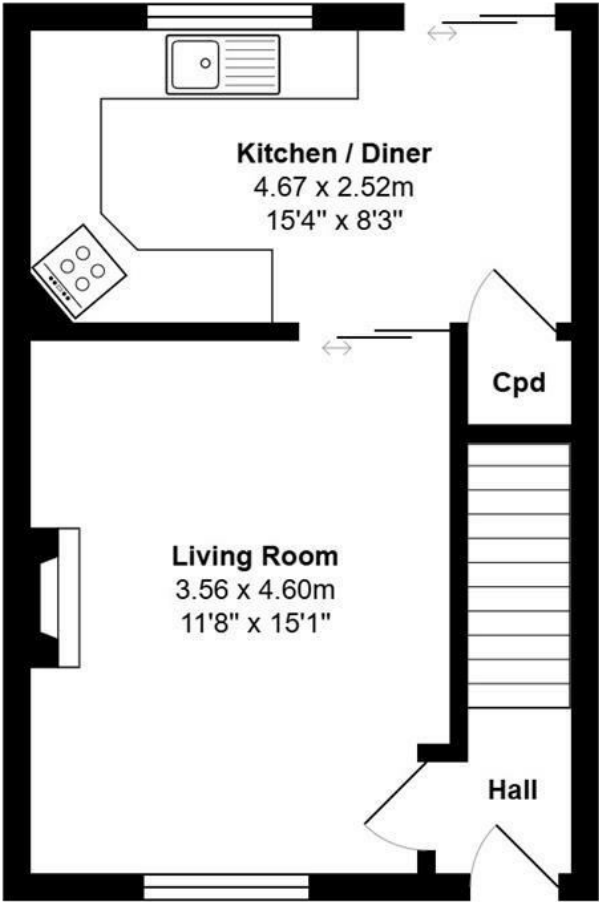




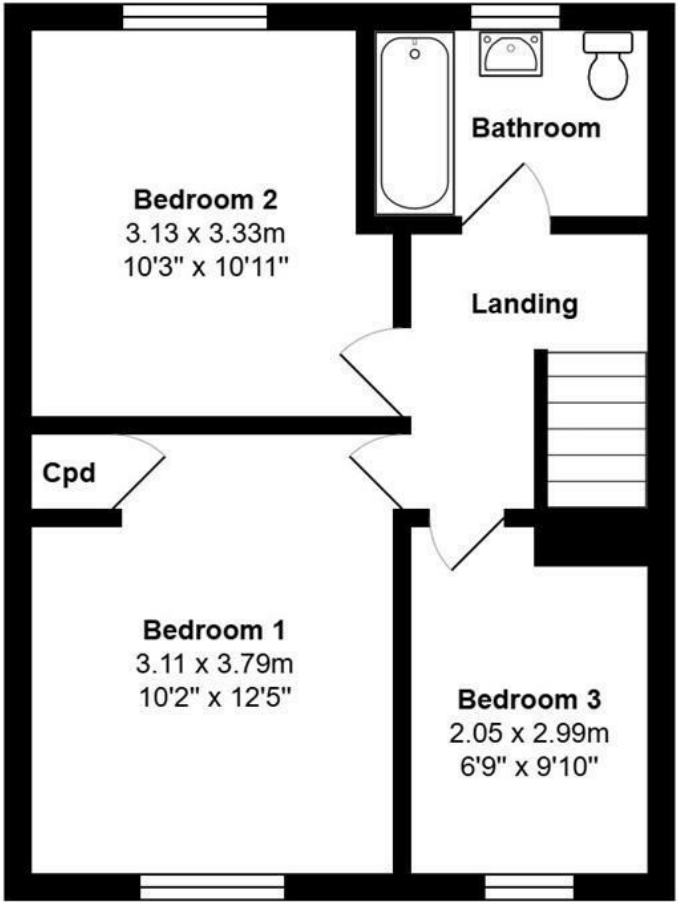




Floorplan

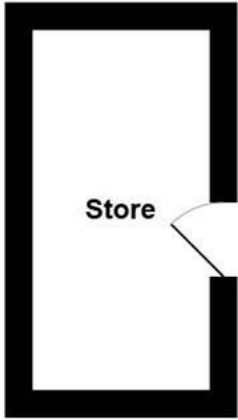


Ground Floor



First Floor

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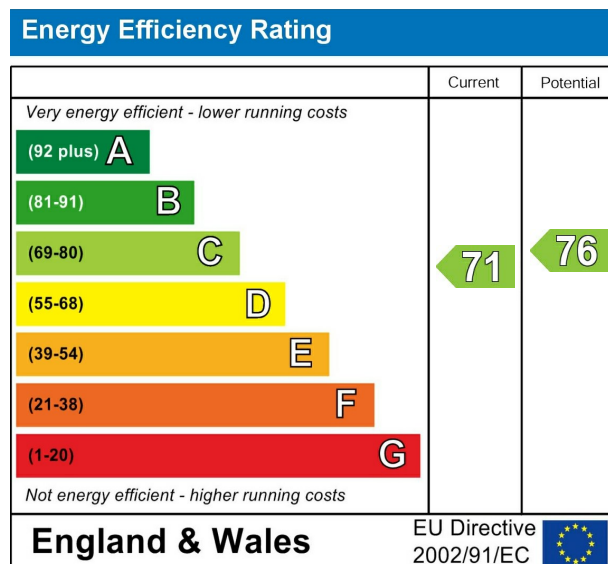
Outbuilding







## EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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