

## **Accommodation**

A substantially extended and beautifully presented three bedroom semi-detached house, located in a quiet cul-de-sac and being situated in a highly sought after area.

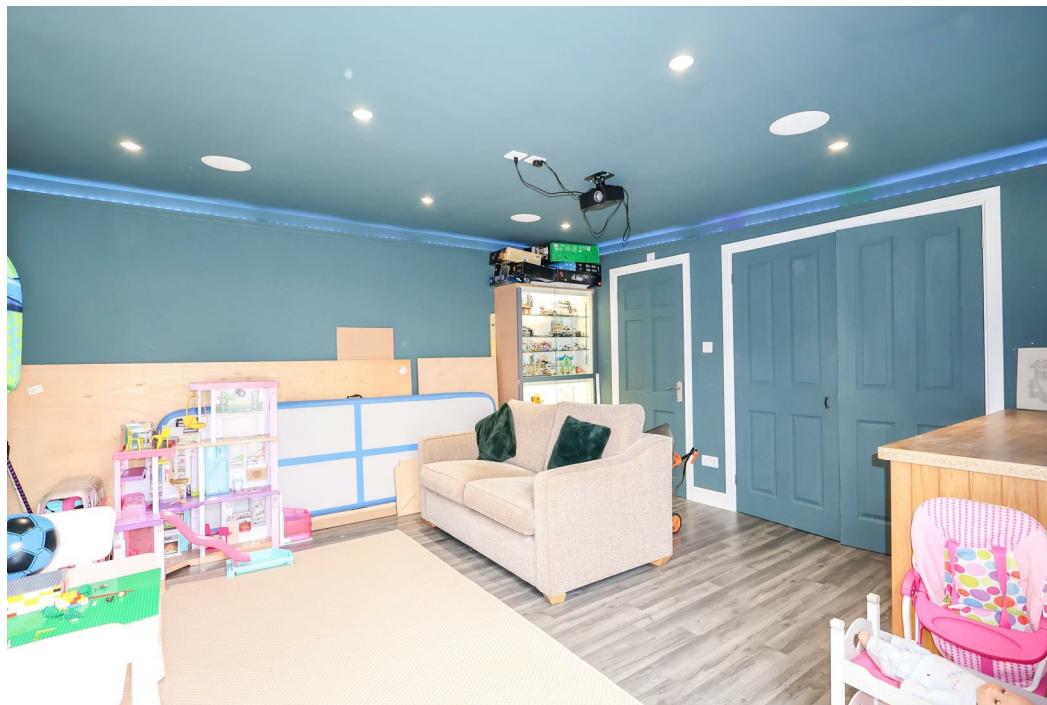
The property has undergone a rear extension, completely transforming the downstairs space and creating a lovely open plan living area. The addition of a quality built garden room has also added great flexibility, perfect for entertaining and family life.

The property is ideally situated for access to the centre of Thirsk, with ease of access to shops and amenities, whilst transport links are readily available, including the A19, A1 and Thirsk train station. The property is also ideally placed for access to local schools, including Thirsk School and Sixth Form College just seconds away.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor and access to the open plan living/diner/kitchen, revealing a fantastic open plan living space and sure to suit a number of furniture layouts. The kitchen comes fitted to a very high standard, with an extensive range of stylish units, an island and some integrated appliances. A pitched ceiling with skylights floods the space with light, whilst double doors lead to the rear garden. A utility room and downstairs WC complete the ground floor layout. To the first floor there is a landing with loft access, three bedrooms and the modern house bathroom, fitted with a white suite, including a bath with glazed screen and shower over. The house is double glazed and gas central heating is in place.

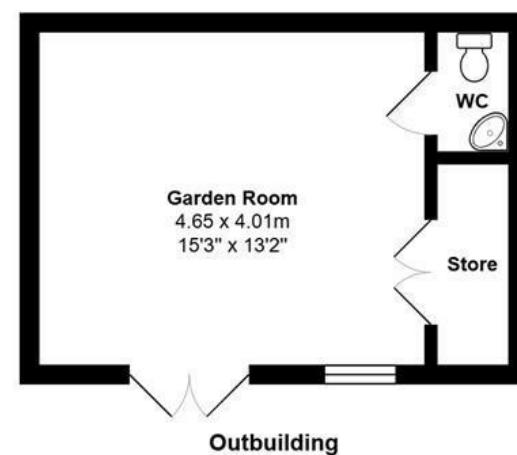
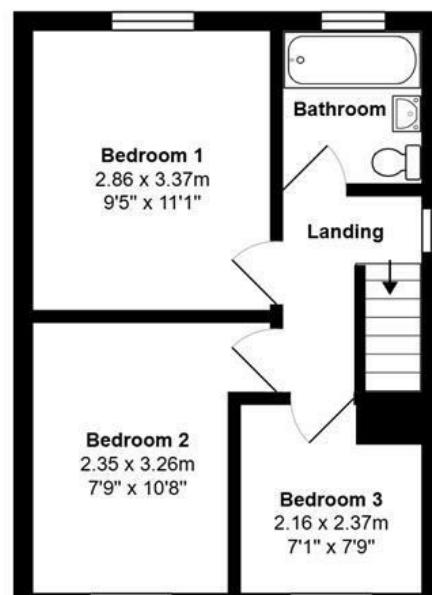
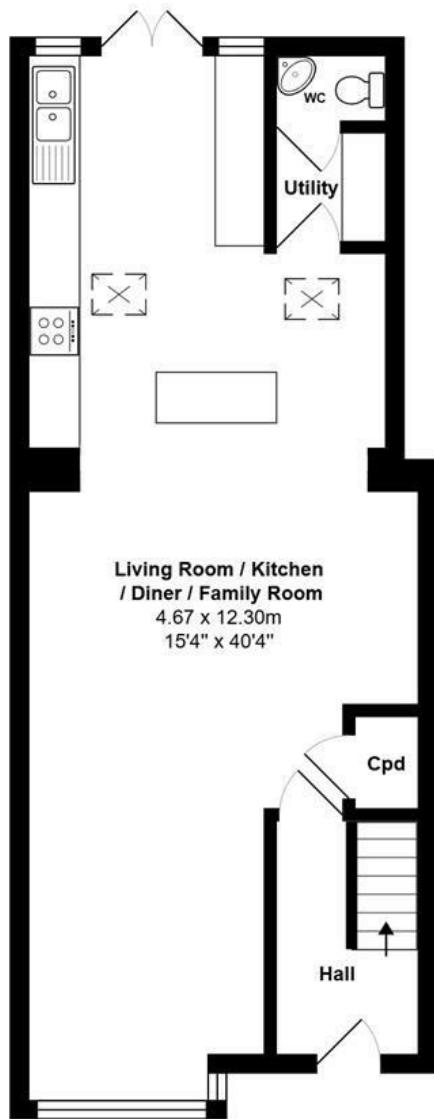
Externally there is gravelled off street parking for two cars to the front of the house, whilst gated access is available, leading to the rear garden. The rear garden is fully enclosed with fenced boundaries and being ideal for purchasers with pets and children, whilst also being designed with ease of maintenance in mind, being a mix of patio and artificial turf. To the bottom of the garden there is a good size insulated garden room, offering double door access and internally revealing a main room, storage cupboard and a WC. The versatile garden room would no doubt suit a number of uses.

The property is sure to appeal to a wide variety of potential purchasers and an internal inspection is essential on this this highly desirable home, to appreciate the space and quality on offer.





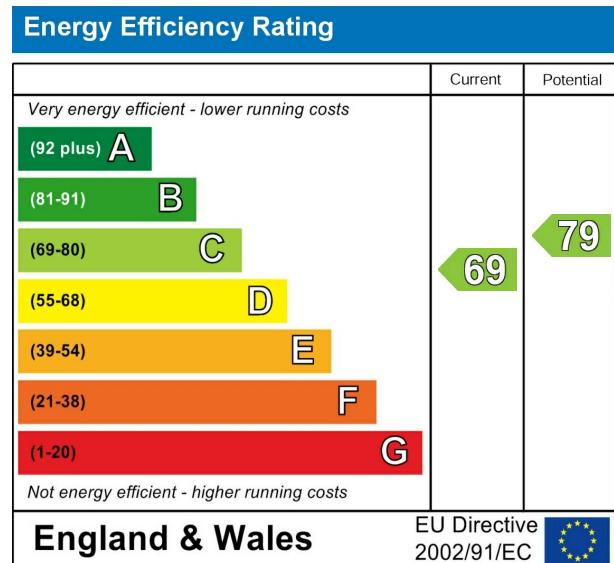
## Floorplan



Davis  
Lund



## EPC



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