





Accommodation

Located on a highly sought after development and tucked away to the head of a small cul-de-sac, this immaculately presented three bedroom semi-detached house reveals a spacious and neutrally decorated interior.

The property also benefits from driveway parking, a delightful enclosed rear garden and an ensuite shower room to the main bedroom.

The house is just over four years old and sold with the balance of the new build warranty still in place, whilst the property also offers double glazing and gas central heating, aiding a high energy efficiency rating.

Situated on a highly desirable development in the sought after Sowerby part of Thirsk, the house is ideally placed for local schools, shops and leisure facilities. There is ease of access to the A19 and A1M, whilst Thirsk train station is also just a short drive away and a supermarket available very close by.

On the ground floor there is an entrance hall, with stairs rising to the first floor and wood flooring. There is the living room to the front of the house with wood flooring continuing from the hallway, a cloakroom/WC and stylish kitchen/diner to the rear, fitted with a range of modern units, whilst there is also space for a dining table, an understairs storage cupboard and double doors to the rear garden. To the first floor there is a landing with access to the boarded loft, main bedroom with modern ensuite facilities, two further bedrooms and the part tiled house bathroom, fitted with a white suite.

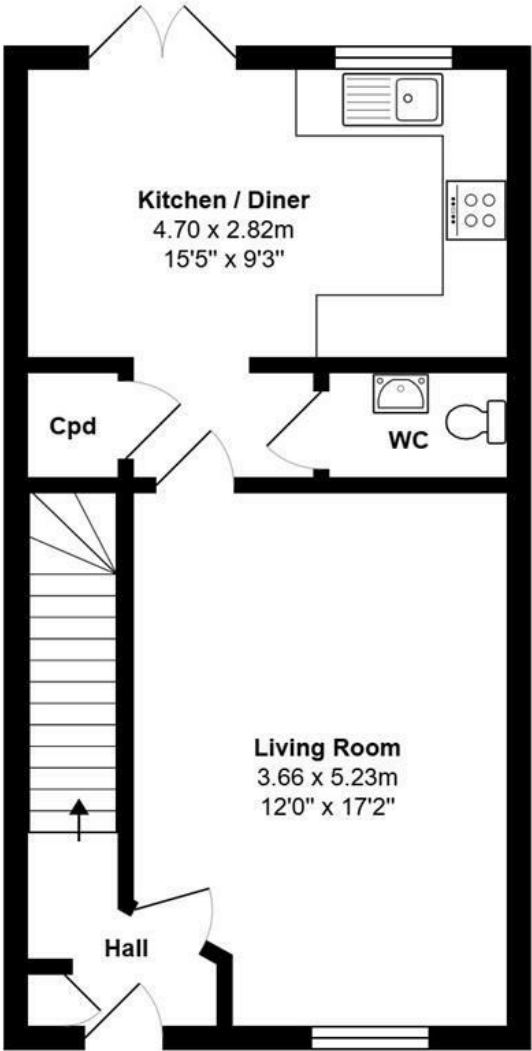
Externally there is an open lawned garden to the front of the house, whilst parking is available for two cars. A gate leads to the fully enclosed garden, with fenced boundaries and being ideal for purchasers with children and pets. The garden is part laid to lawn, whilst also offering a fantastic seating area, complete with lean to timber gazebo.

This modern and highly desirable home demands an internal viewing, to appreciate the family accommodation on offer.

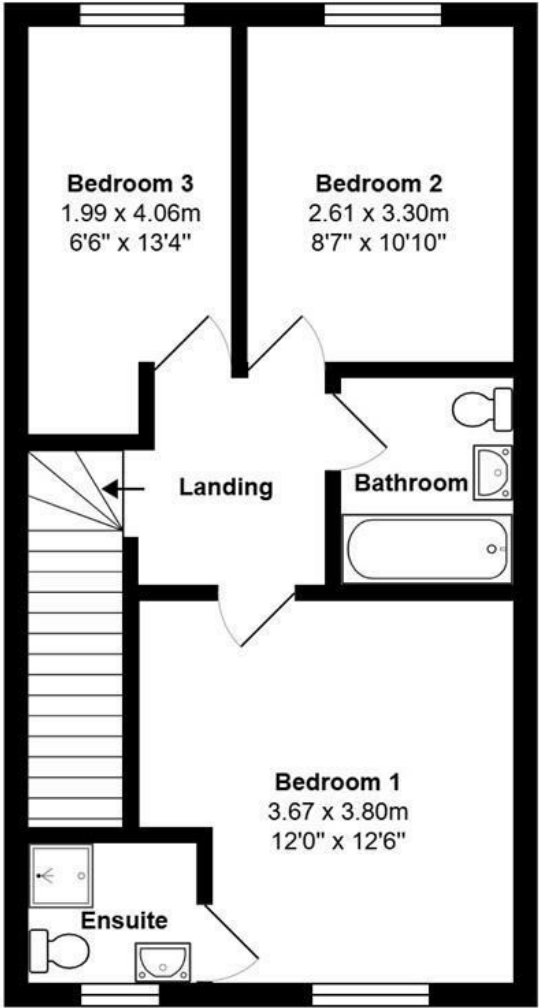




Floorplan



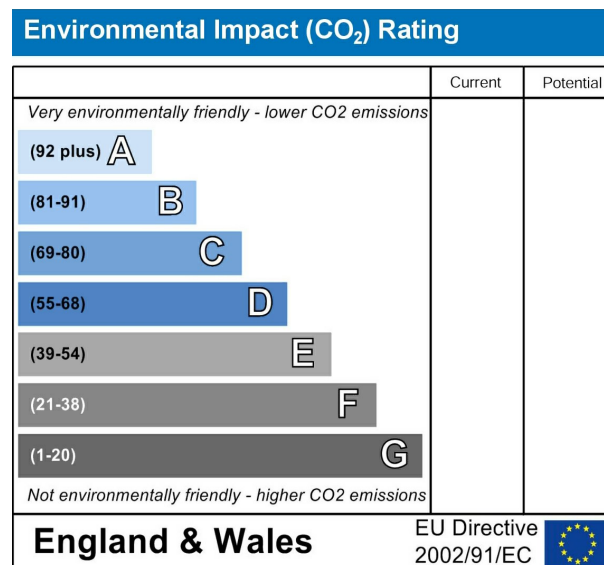
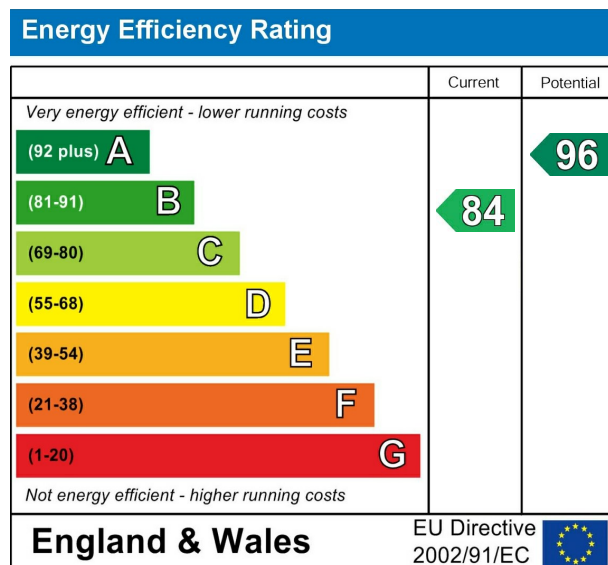
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

