





Accommodation

A surprisingly spacious three bedroom mid terraced family home, neutrally decorated and conveniently located in a popular residential area, just a short flat walk from Thirsk centre. The property enjoys a lovely courtyard setting, with an open aspect to the rear. The ground floor boasts a versatile extended layout, with the addition of a conservatory.

The property is situated close to Thirsk's array of shops and amenities. It is also ideally placed for transport links, including Thirsk's train station and the A19/A1.

On entering the property, there is an entrance hall, with stairs rising to the first floor, flowing into the open plan lounge/diner, offering understairs storage and a fireplace with an electric fire. The kitchen comes fitted with a range of units and there is no doubt the option to create an open plan kitchen/diner, as neighbouring properties have done, subject to necessary consents. The conservatory with rear garden access, completes the downstairs layout. To the first floor, there is a landing with loft access, three light and airy bedrooms (two of which are doubles) and family bathroom, part tiled and fitted with a white suite including a bath with shower over.

Externally there is a lawned garden to the front of the house, with a paved pathway leading to the front door and off street parking. There is a low maintenance paved garden to the rear, being fully enclosed, with a shed providing handy storage and space for outdoor dining.

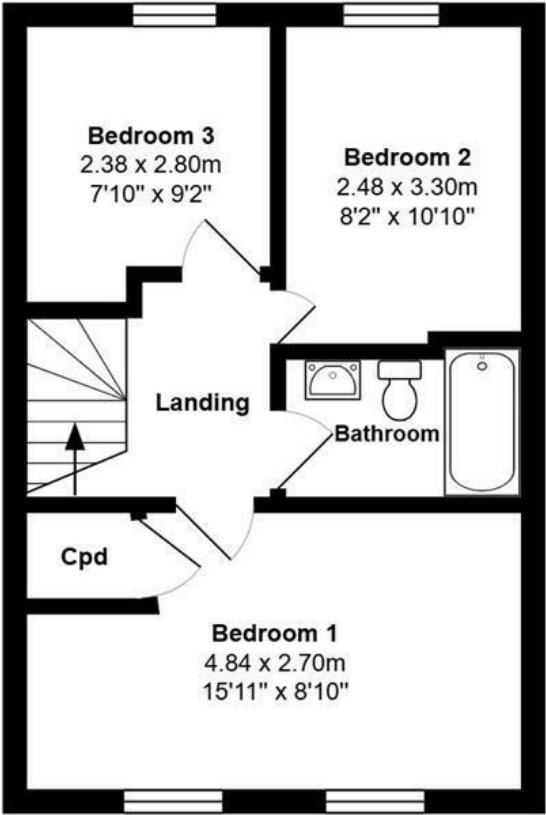
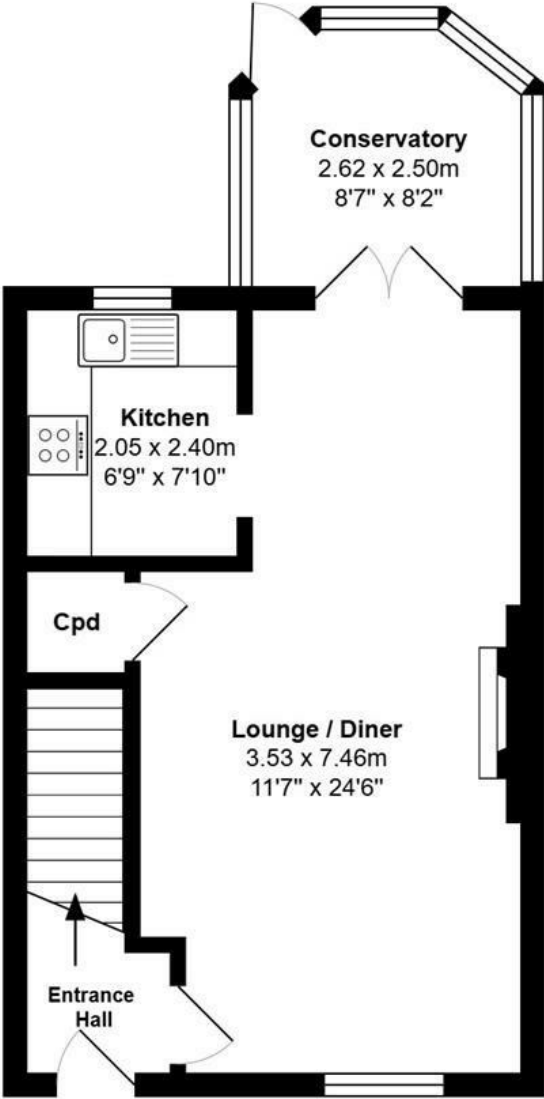
The house is sure to appeal to a variety purchasers, including first time buyers and investors. The property is double glazed throughout, and a modern gas central heating boiler is in place.

Offering generous size accommodation for a property in this price bracket, an early viewing is advised.







Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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