





Accommodation

A modern one double bedroom end terraced bungalow, tucked away in a small courtyard development and enjoying a peaceful setting, whilst revealing a well proportioned, light and airy interior, which is neutrally decorated throughout. Low maintenance outside areas and an allocated parking space, only add to this properties appeal.

Situated on a highly sought after small development, the property could not be more handily positioned, with access to the centre of Thirsk within seconds and an array of shops and amenities readily available. Motor links, including the A19 and A1 are also easily accessible, whilst Thirsk train station is only a short drive away.

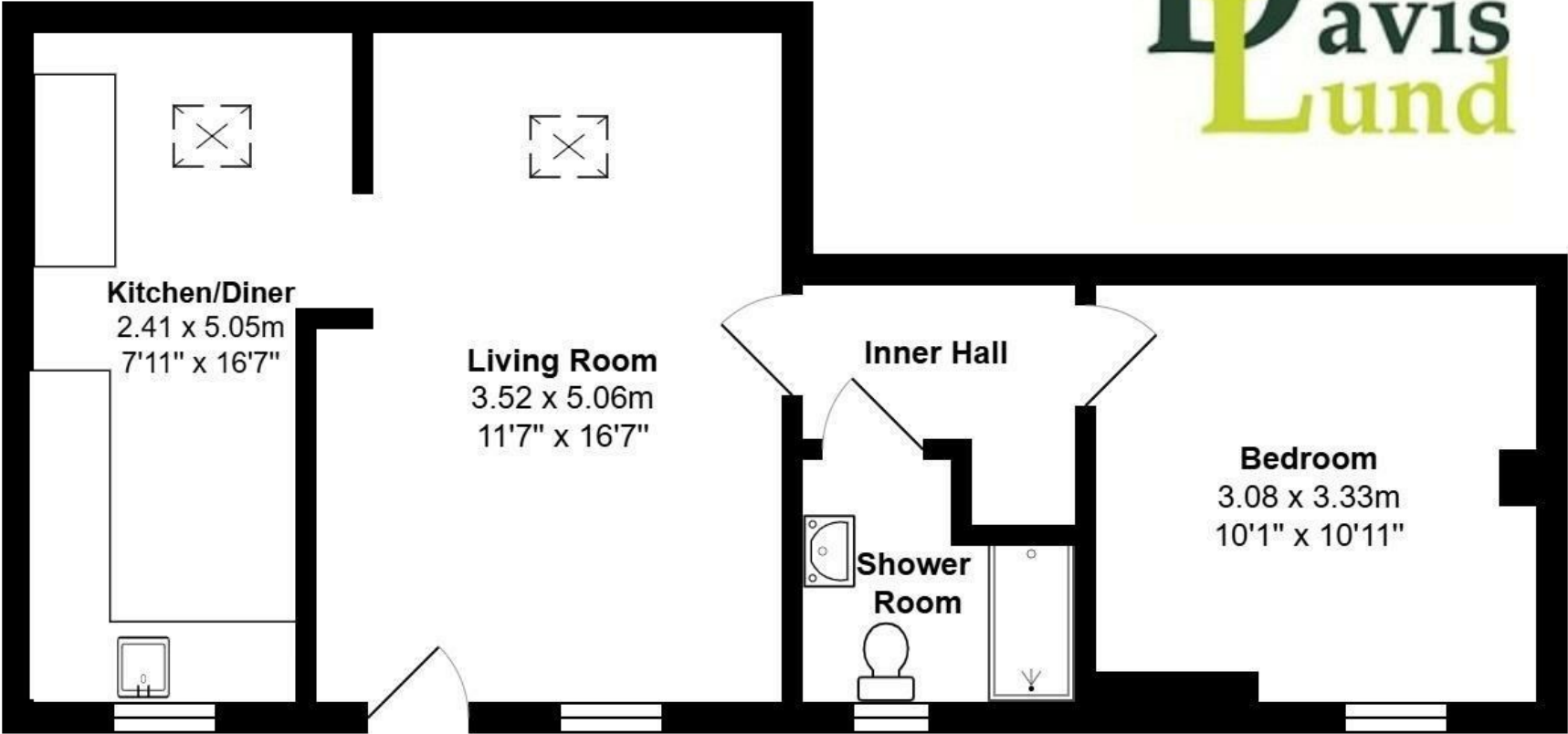
The entrance door leads into the good size living room, a nice light and airy space with windows and a skylight. The kitchen/diner comes fitted with a range of units and offers space for a dining table, whilst again being flooded with light, through a skylight. An inner hallway offers loft access and storage, also leading to the double bedroom and the wet room, part tiled and fitted with a white suite. The property is double glazed and a modern gas central heating system is in place.

Stepping outside there is a low maintenance paved patio front garden, offering ease of maintenance, whilst also attracting lots of sunshine and proving a great spot to sit out. There is also an allocated parking space.

The desirable location and setting make this a must view property for purchasers looking for a low maintenance bungalow/cottage in a central location, whilst the property is also offered for sale with no onward chain.







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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