





Accommodation

An exciting opportunity to purchase and renovate a traditional three bedroom semi-detached family home, located on a generous plot and situated in a highly sought after area, whilst offering a lovely open aspect to the rear and endless development possibilities.

The property does now require full renovation, whilst there is undoubtedly the opportunity to extend, subject to necessary consents and as a number of neighbouring properties already have done. The substantial plot provides gardens to three sides, as well as driveway parking and a garage, plus further sizeable outbuildings.

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

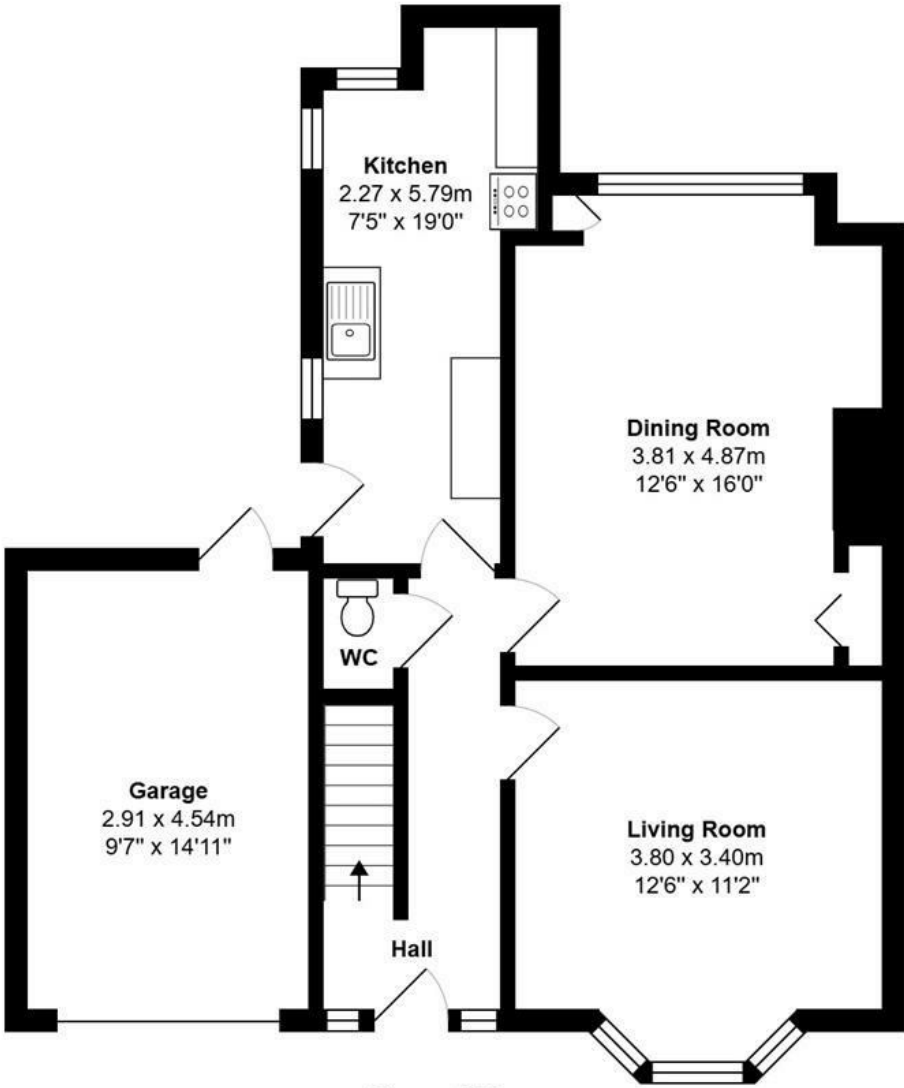
On the ground floor the main entrance door leads into a spacious entrance hall, with stairs rising to the first floor and a WC. There are two generous size reception rooms (one fitted with a stove) and an extended kitchen completes the ground floor layout. To the first floor there is a landing with loft access, three bedrooms (two very good doubles) and the house bathroom and a separate WC. The property is double glazed and there are some electric heaters fitted.

Stepping outside, there is a lawned garden to the front of the house, whilst a driveway provides parking and access to the garage. The enclosed rear garden is a great size, predominantly laid to lawn and again offering plenty of scope. There are currently two substantial sheds/workshops, which could be utilised or removed to create more garden space.

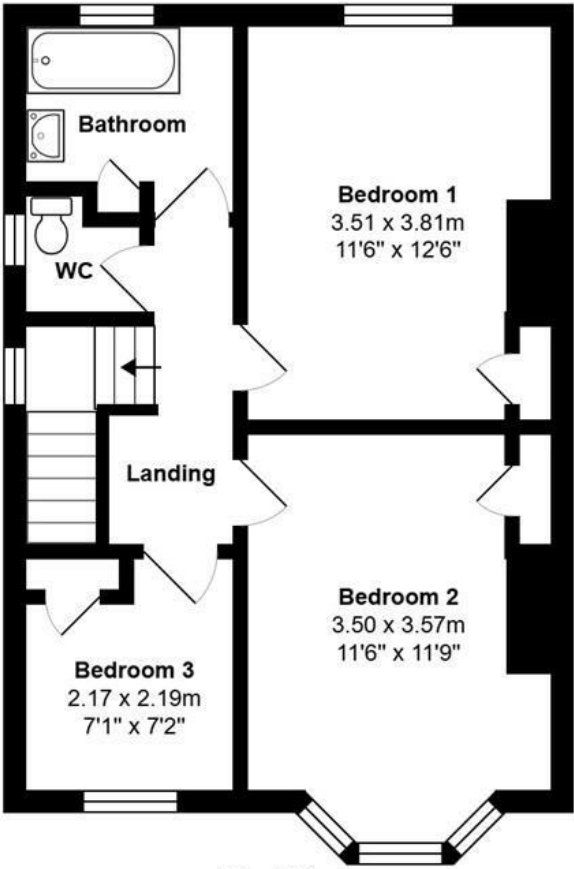
Properties of this size are very rare to market in this highly sought after area and a viewing is essential to appreciate the potential on offer.







Ground Floor



First Floor



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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