





Accommodation

A beautifully presented and freshly decorated link-detached family home, situated in the highly sought after village of Topcliffe and revealing spacious and stylish accommodation throughout.

Topcliffe offers a number of amenities (including a public house, church, village hall and post office/general store) and ease of access to both Ripon and Thirsk, whilst the property is also ideally placed for commuters, with quick access available to both the A1(M) and A19.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor and a door leading to the attached garage. The garage has potential to be converted into another bedroom or living room, which would give great flexibility to the layout of the property, subject to consents. There is a good size cosy living room to the front of the house, with a fireplace and wood burning stove. The open plan kitchen/diner completes the downstairs layout, fitted with a range of modern units and some integrated appliances. There is an understairs storage cupboard, side access door to the driveway and double doors leading to the rear garden. To the first floor there is a landing with storage cupboard and loft access, three bedrooms (two with fitted wardrobes) and the modern fully tiled house bathroom, fitted with a white suite, including a bath with glazed screen and shower over.

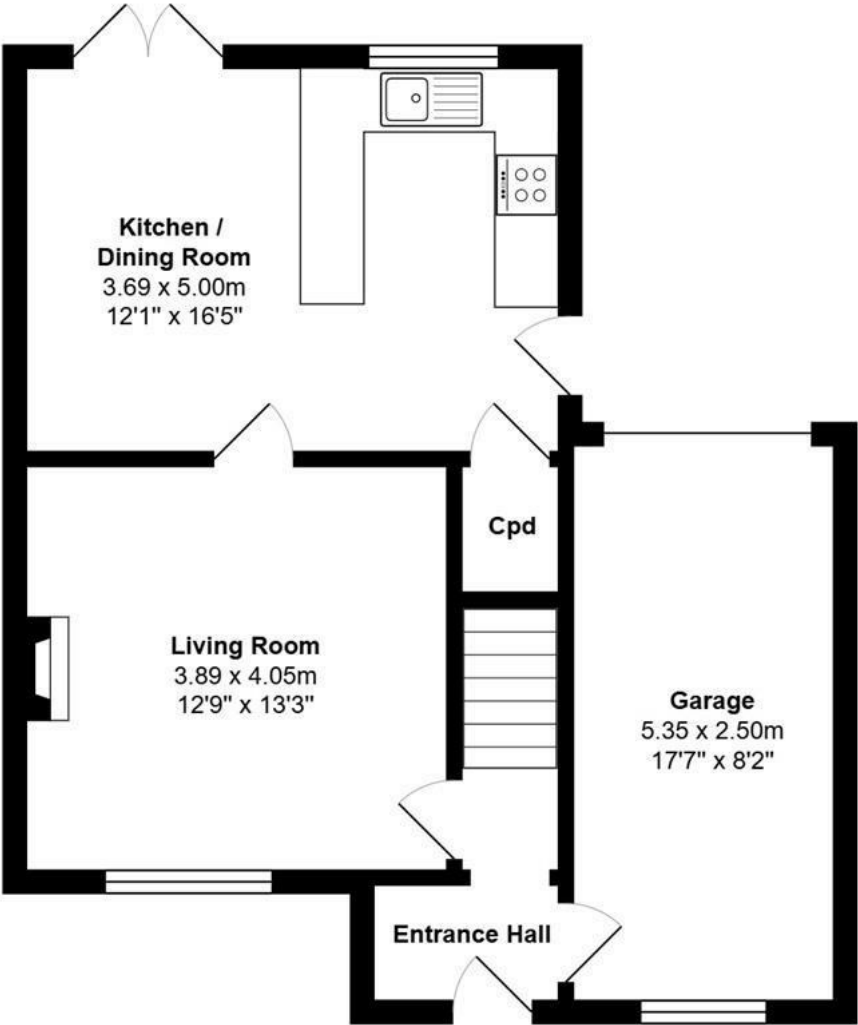
Externally there is gated vehicle access from the rear, leading to the driveway parking and garage beyond. There is a good size family friendly garden, designed with ease of maintenance in mind, offering a mix of patio and artificial turf.

Family homes of this quality are rare to market in this price bracket and an internal viewing is needed to appreciate the accommodation that this lovely chain free property has to offer.

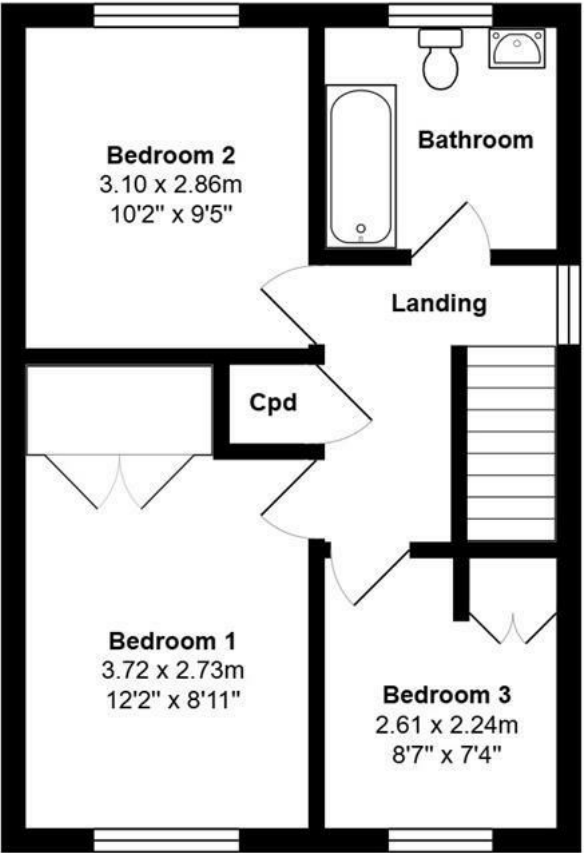




Floorplan



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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