

**D**avis  
**L**und

Hamilcar Close  
Dishforth  
Thirsk  
YO7 3GB

Offers Over £125,000





## Accommodation

SHARED OWNERSHIP – An immaculately presented, two bedroom semi-detached home, offering a great position on an ever-popular development in Dishforth and enjoying a lovely open outlook to the rear. The current owners have made a number of impressive upgrades since purchase, including a conservatory which has added flexibility to the layout, fitted storage and outside bar/landscaped garden.

Offered for sale on a 50% shared ownership basis (approximately £267 rent currently paid monthly on the subsequent 50%), the property is ideal for first time buyers wanting to get on the property ladder.

Situated in the picturesque village of Dishforth. The property offers ease of access to local transport links, including the A1(M) and A19, whilst also being a short drive from Ripon and Thirsk. Dishforth itself boasts a number of amenities, including two public houses, a primary school, part time post office, village hall and children's play area.

On entering the property, there is a welcoming entrance hall with stairs rising to the first floor and under stairs storage, whilst a stylish cloakroom/WC offers additional handy storage. The kitchen/diner is fitted with a range of stylish units and appliances, including a fridge/freezer, induction hob, dishwasher, washer/dryer and wine fridge, whilst there is ample space for a good size dining table. The living room is a good size, with patio doors giving access to the lovely conservatory. The conservatory overlooks the beautifully maintained rear garden and provides a great additional all year round living space. Rising to the first floor, there is a landing with loft access and handy over stairs cupboard. There are two generous double bedrooms, both with fitted storage and two windows giving them an airy feel. The bathroom completes the layout, coming fitted with a modern white suite, including a bath with shower and glazed screen over.

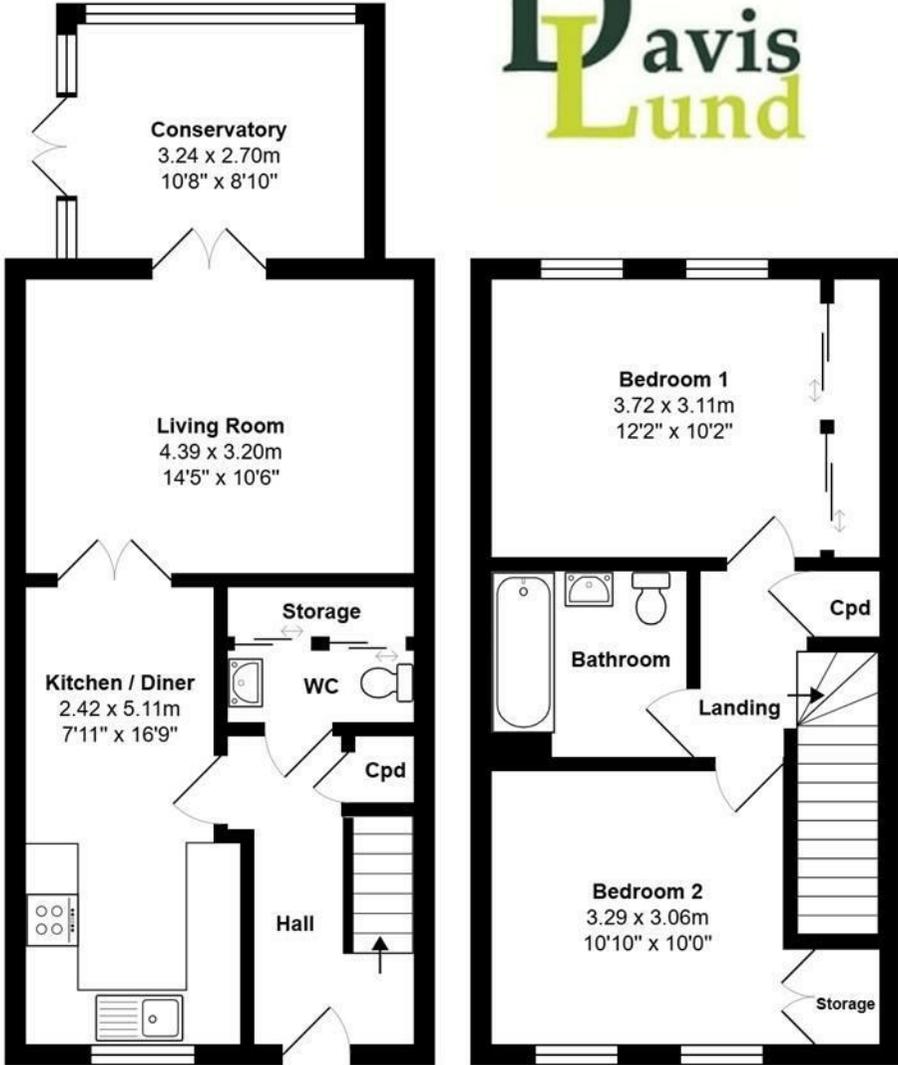
Externally, there is off street parking to the front of the property for two vehicles, whilst a pathway leads to the front door. Gated access leads to the lovely enclosed rear garden, backing onto open countryside and offering a good degree of privacy, whilst also attracting plenty of sunshine. The garden is part laid to lawn, with stocked flower beds, a patio area and an outside bar, giving a great space for outdoor living and entertaining. The property also benefits from double glazing throughout and gas central heating.

An early viewing is advised on this stylish home, sold with the remainder of the new build warranty in place and sure to attract high levels of interest.



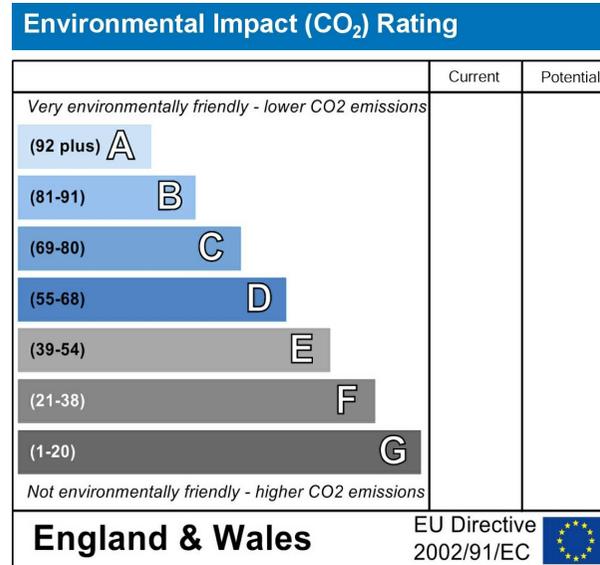
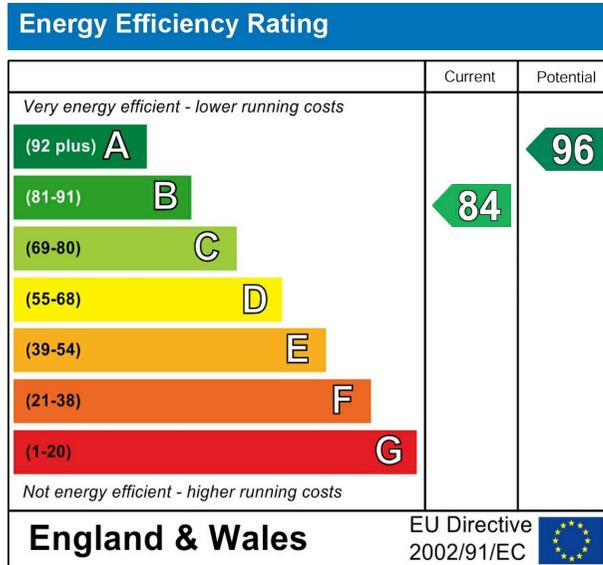


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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