





## Accommodation

DEVELOPMENT OPPORTUNITY – A charming two-bedroom cottage located within walking distance of Thirsk's town centre. The cottage provides the scope to tailor to the new buyer's taste, so is sure to appeal to a variety of purchasers.

The cottage is now in need of full renovation throughout, but it offers endless potential and the possibility to modernise to personal taste. The cottage has been extended to the ground floor, with a range of outbuildings which are ripe for conversion, subject to necessary consents.

The property offers a lovely, sought-after setting, just a short walk from the centre and overlooking the pretty green. The location means ease of access to shops and amenities, whilst transport links are also readily available, including the A19 and Thirsk train station just a short drive away.

The cottage itself offers a small entrance hall, living room with open fire, kitchen/diner again with an open fire and the inner hallway, with stairs rising to the first floor. There are also further outbuildings, incorporating a utility room with rear access door, storeroom, WC and log store. To the first floor there is a landing with loft access, two double bedrooms and the good size house bathroom.

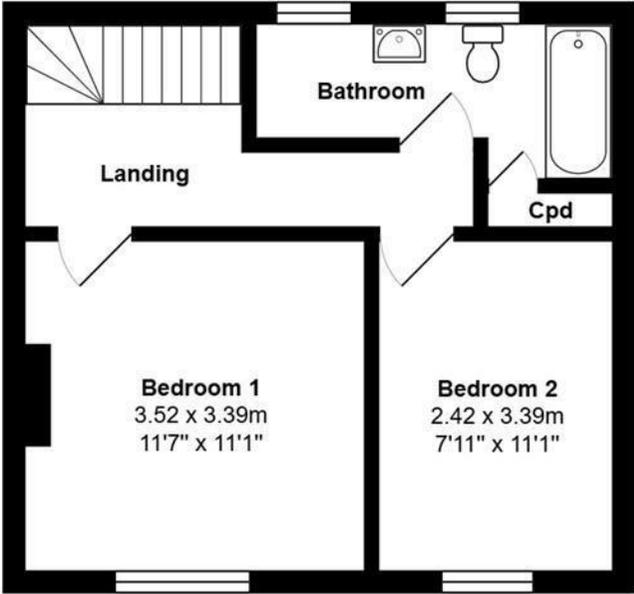
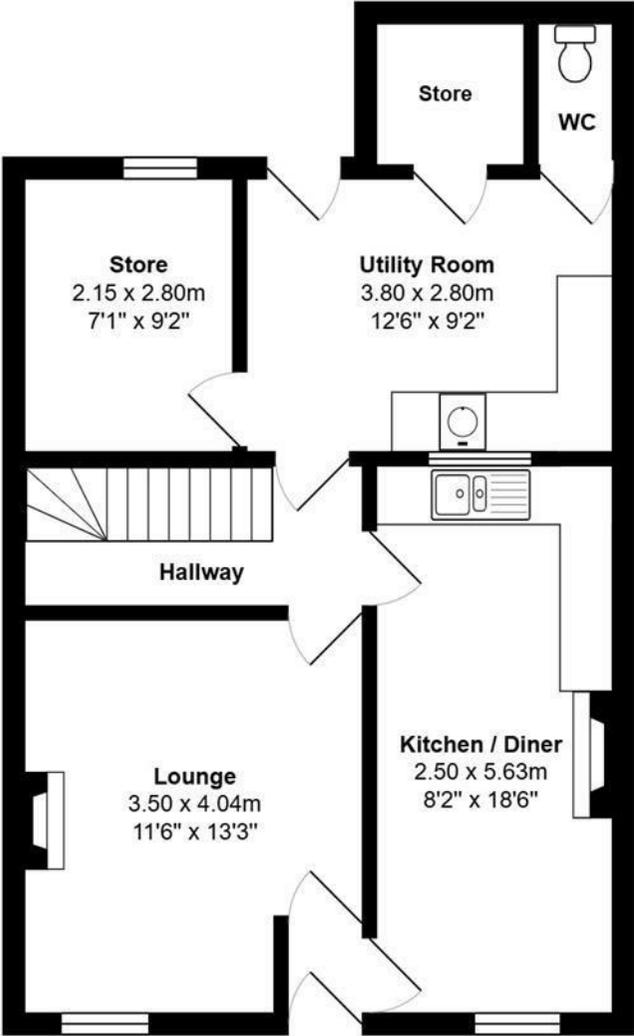
Externally, to the rear, there is a small courtyard, ideal for bin storage. Street and off-street parking is available close by, on a first come first served basis. The property benefits from double glazing throughout and coal fires.

This exciting refurbishment/development opportunity is sure to be of interest to a range of purchasers, and an early viewing is advised

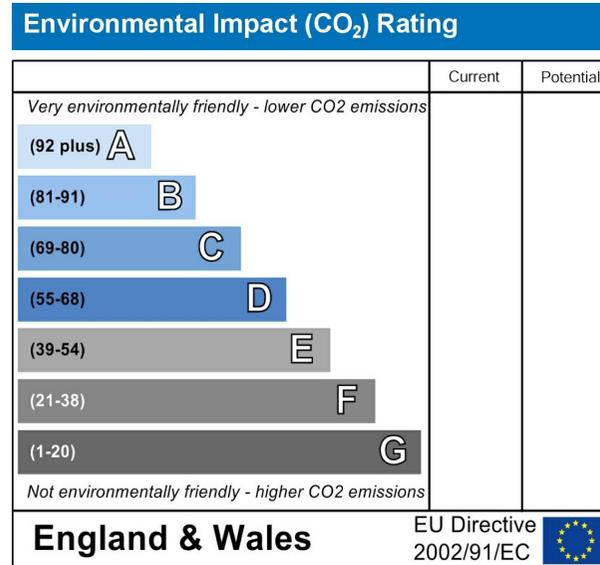
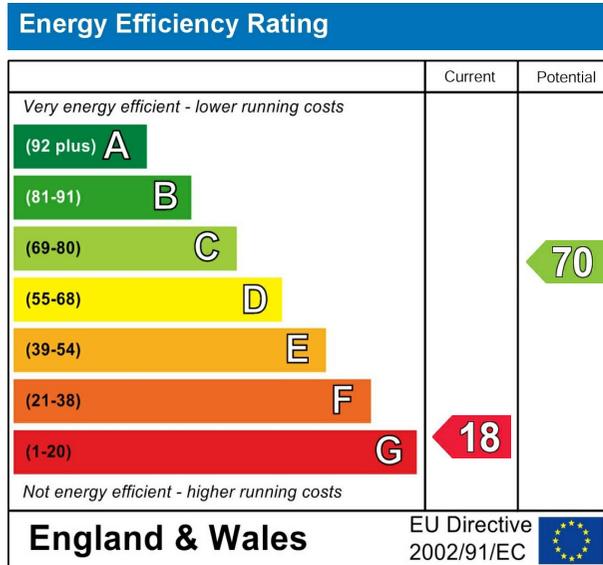




Floorplan



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)

**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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