





Accommodation

A beautifully presented three bedroom mid-terraced house, located in the highly sought after village of Baldersby, being conveniently situated between Ripon and Thirsk. Extended to the rear and now offering a fantastic open plan kitchen/diner/family room, the property is sure to appeal to a variety of purchasers, not least families looking for spacious ground floor living space.

Occupying a picturesque setting in the ever-popular village of Baldersby and being ideally situated for access to both Thirsk and Ripon, the property offers ease of access to shops and amenities, whilst transport links are readily available, including the A1, A19, whilst Thirsk train station is just a short drive away, making the location ideal for commuters.

On entering the property, there is a handy entrance porch, which is also an addition. The porch leads open plan into a welcoming entrance hall, with a tiled stone floor, underfloor heating, storage cupboard, WC and stairs rising to the first floor. The living room is a good size, with a large window giving an airy feel. Spacious and stylishly finished throughout, the kitchen/diner/family room is a real delight, with an undestairs cupboard providing handy storage and ample space for a dining table and corner sofa, whilst double doors allow rear garden access. The kitchen is fitted with a range of modern units and appliances, including an induction hob, integrated microwave, dishwasher and two ovens. A breakfast bar is incorporated, perfect for informal dining. Rising to the first floor, there is a landing with loft access, three beautifully finished bedrooms (two of which are well-proportioned doubles) and the family bathroom, which is again finished to a high standard. Part tiled, the bathroom is stylishly fitted with a white suite, including a vanity sink and a bath with rainfall shower and glazed screen over. The property is double glazed throughout and benefits from LPG gas central heating.

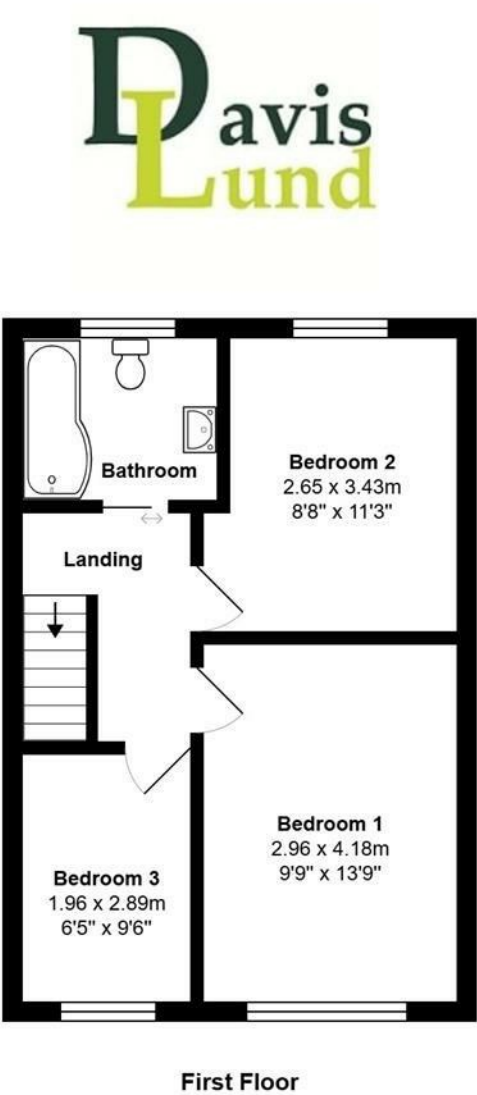
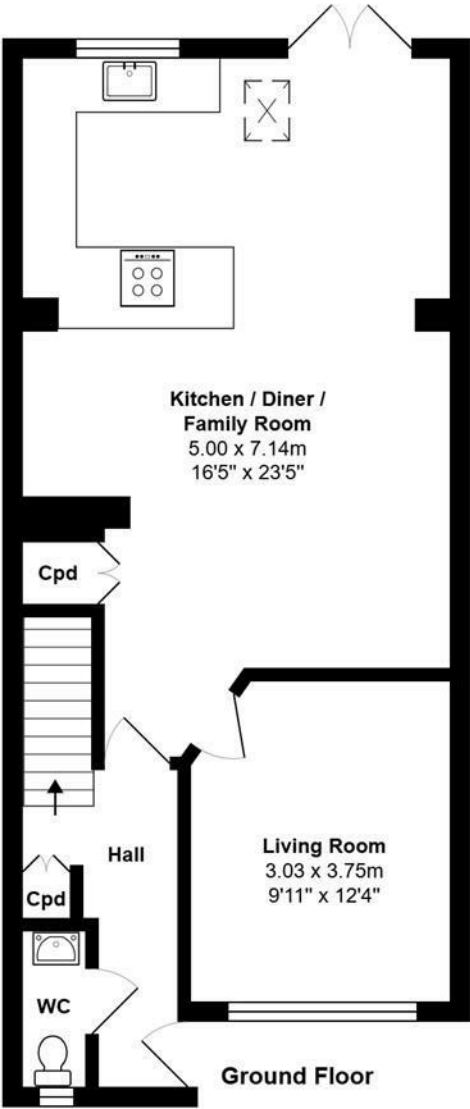
Externally, the property benefits from lovely front and rear gardens, designed with low maintenance in mind. To the front, the garden is partly laid to lawn, with a paved seating area, shed providing handy storage and a pathway leading to the front door. To the rear, the garden is fully paved with fenced boundaries, offering a high degree of privacy. With a summer house/bar and space for outdoor dining, the garden presents a fantastic area for entertaining and family living. Street parking is available to the front of the property and the house also benefits from a single garage, located in a block.

Properties of this finish are rare to market at this price point and an early viewing is advised to appreciate the stylish and flexible accommodation on offer.





Floorplan



**Davis
Lund**



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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