





Accommodation

A delightful two bedroom end-terraced property, constructed approximately seven years ago and situated on an ever-popular development. The house sits on a generous size plot, revealing a modern interior and a good size enclosed rear garden, whilst off street parking is also available. The property is ideal for first time buyers wanting to get on the property ladder, whilst it also sure to suit a range of potential purchasers.

The location is well served, with an array of shops and amenities readily available, being approximately 1.5 miles from the centre of Thirsk. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks available close by, plus Thirsk train station only being a short drive away.

On the ground floor, there is an entrance hall with stairs rising to the first floor and a cloakroom/WC. The lounge/diner overlooks the rear garden, with double doors leading onto the patio and a cupboard providing handy storage. The stylish kitchen comes fitted with a range of units and some integrated appliances, completing the downstairs layout. To the first floor there is a landing with loft access hatch, two good size bedrooms and the house bathroom, part tiled and fitted with a white suite, including a bath with glazed screen and shower over. The property benefits from high performance double glazing throughout and gas central heating, aiding to a highly energy efficient home.

Externally, there are two allocated parking spaces and a pathway leading to the front door. The rear garden is enclosed with fenced boundaries, offering a good degree of privacy. Mostly laid to lawn, the garden also offers a substantial timber shed and raised decking area, perfect for outdoor dining and entertaining. The garden is somewhat of a blank canvas, ready to be landscaped to personal taste.

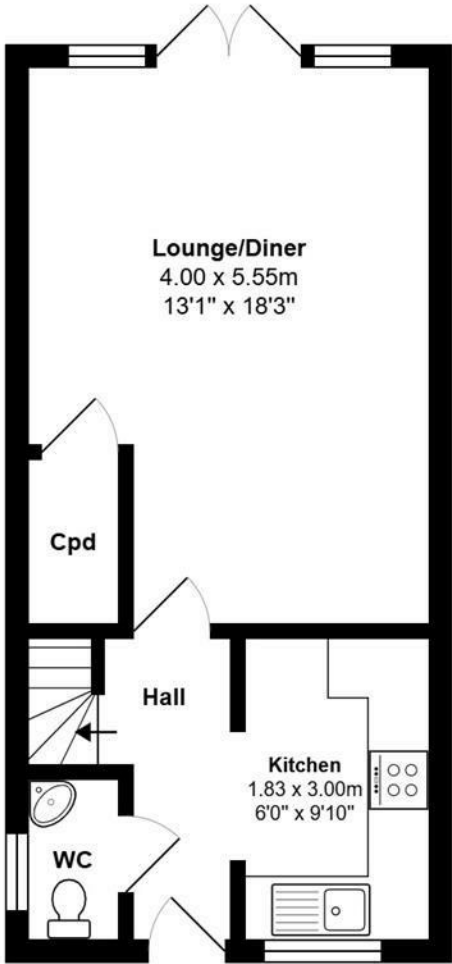
An early viewing is advised on this fantastic energy efficient home, which is also sold with the balance of the new build warranty in place.

AGENTS NOTE - This property is also available to purchase on a 50% shared ownership basis at £105,000, full details available on request.

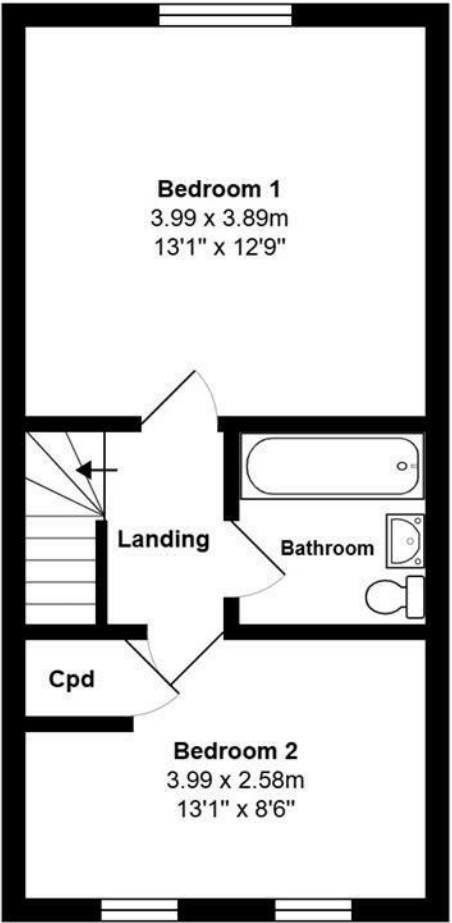




Floorplan



Ground Floor

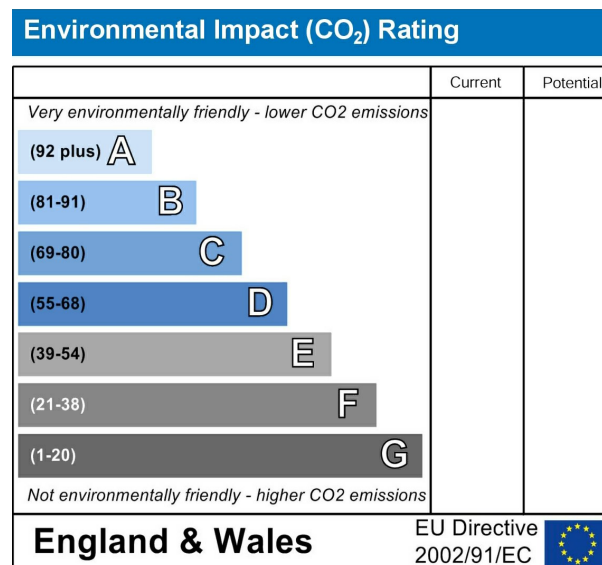
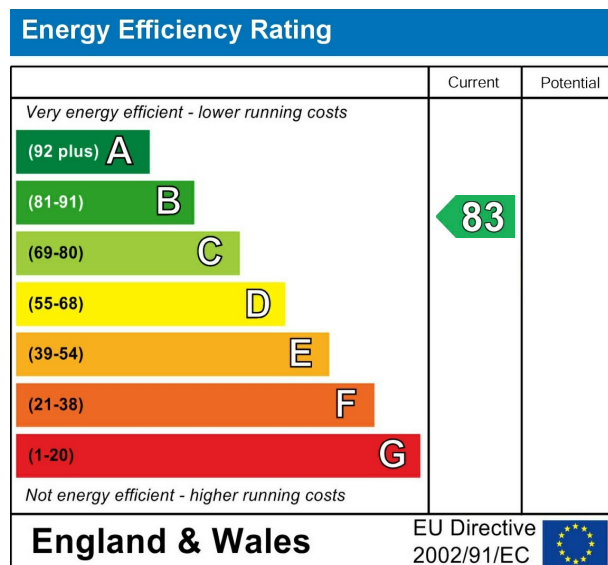


First Floor





EPC



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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

