

Davis
Lund

Hollin Barn Lodge Park
Thirsk,
North Yorkshire
YO7 2ER

Guide Price £80,000





Acc

A de
park
om lodge, situated in a prime spot on a small lodge
stunning open countryside views.

The
pres
glor
fron
ately kept, revealing a lovely modern and stylishly
balcony to the front of the lodge makes the most of the
wards Sutton Bank, accessed through double doors
ng an ideal entertaining space.

The lodge sits on this meticulously maintained park, surrounded by well-kept gardens and also available with a 12 month holiday home license in place.

Internally the lodge offers a large open plan living space, with living and dining areas, plus a stylish fitted kitchen, coming fully equipped with a range of integrated appliances. There is an inner hallway, main bedroom with a stylish ensuite shower room and dressing area with fitted wardrobes, a twin bedroom again with fitted wardrobes, plus the bathroom, fitted with a modern white suite incorporating a large walk-in shower and vanity basin.

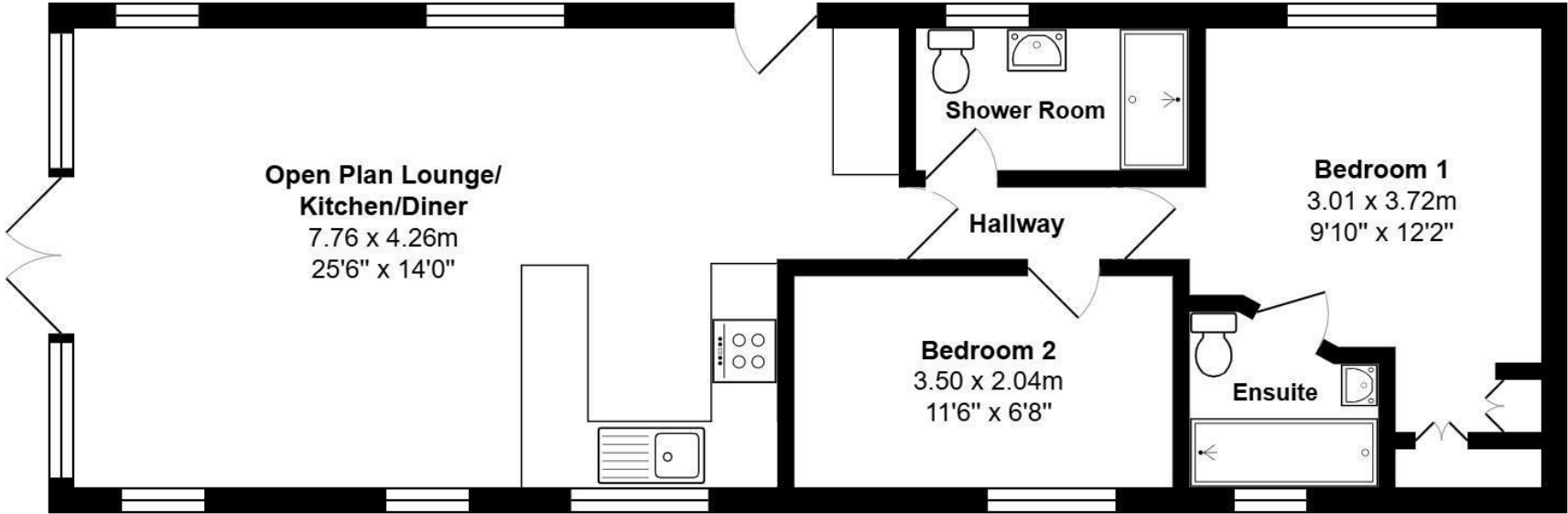
Externally there is gravelled driveway parking, pathway to the main entrance door and steps leading up to the balcony. Two outdoor storage boxes are a handy addition and ideal to store a range of items.

An internal inspection is essential to appreciate the quality on offer with this delightful turn key property. Please contact us for full details of site fees charges





Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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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