

Davis
Lund

Sutton Road
Thirsk
North Yorkshire
YO7 2ER

Guide Price £125,000





Accommodation

A delightful two double bedroom lodge, situated in a prime spot on a small lodge park near Thirsk and enjoying stunning open countryside views.

The lodge has been immaculately kept, revealing a lovely modern and stylishly presented interior. A decked balcony to the front of the lodge makes the most of the glorious countryside views towards Sutton Bank, accessed through double doors from the living room and making 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 utility room, 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 walk in wardrobe, second double bedroom, plus the bathroom, fitted with a modern white suite incorporating a bath with a shower and glazed screen over.

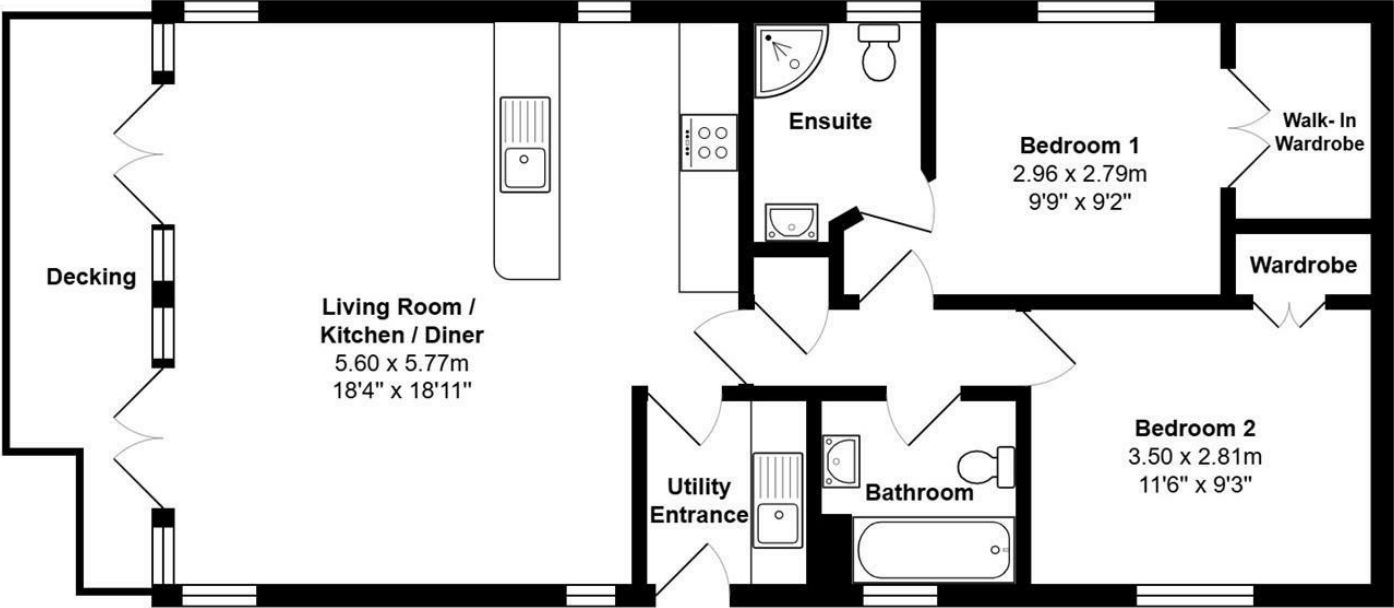
Externally there is gravelled driveway parking, pathway to the main entrance door and steps leading up to the balcony. A shed/store also provides storage, being a handy addition and ideal to store a range of items.

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 etc.

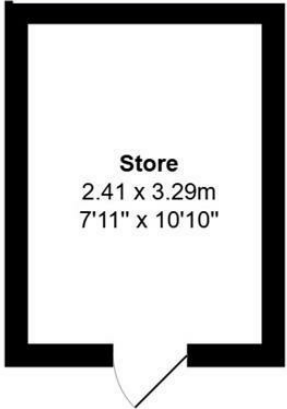




Floorplan





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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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