

Davis
Lund

The Avenue
Kirklington, Bedale
North Yorkshire
DL8 2NA

Offers Over £225,000





Accommodation

A beautifully positioned three bedroom semi-detached home, located in the serene and highly sought after village of Kirklington. With lovely gardens, spacious accommodation and no onward chain, the property is sure to appeal to a variety of purchasers. Located between Ripon, Bedale and Thirsk, the property offers ease of access to shops, amenities and transport links.

The house sits on a quiet, tree lined street, set back from the road and offering a lovely rural outlook, overlooking the village green and being close to open countryside. The property has been well loved by the current owner, but now offers the potential to update to personal taste.

On entering the property, there is an entrance hall with stairs rising to the first floor. The living room is a great size, with a feature fireplace and enjoying a double aspect, flooding the room with natural light. The dining room is fitted with a cosy electric fire, and conveniently leads to the kitchen, which is fitted with a range of units and some appliances, understairs storage cupboard and rear garden access. There is also a glass lean to greenhouse to the rear of the property. Rising to the first floor, there is a landing with a window giving an airy feel, main bedroom with two storage cupboards, two further well-proportioned bedrooms, one with loft access and fitted storage, WC and the family shower room, which is fully tiled and fitted with a white suite. The property also benefits from oil central heating and is double glazed throughout.

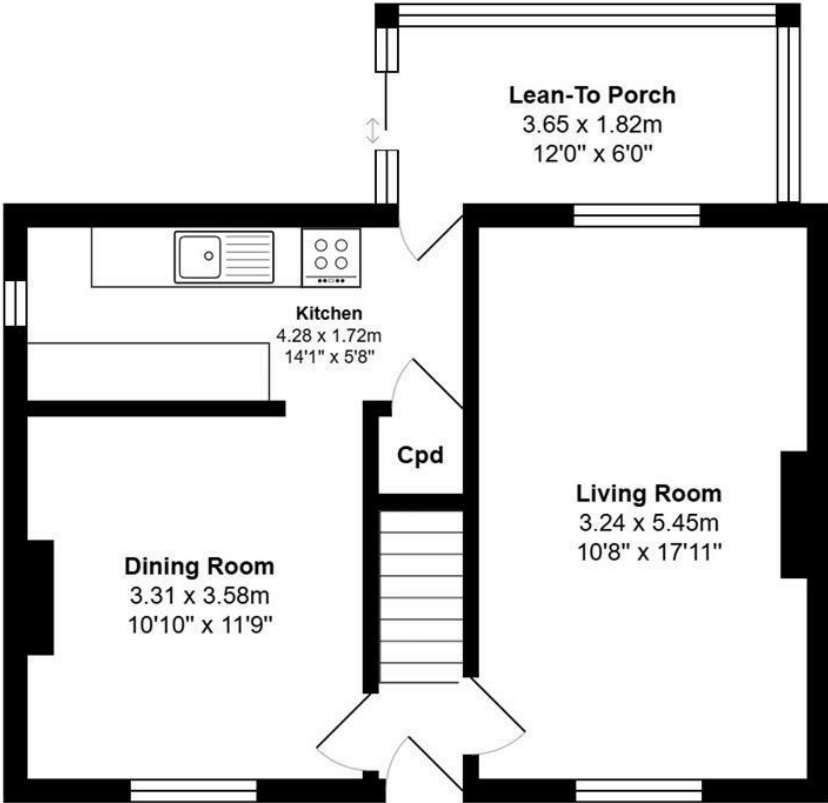
Externally, the front of the property is mostly laid to lawn, with stocked flowerbeds and a pathway leading to the main entrance door. To the rear, the garden is a great size, with hedge and fenced borders offering a good degree of privacy. The garden is mostly laid to lawn, with a patio entertainment area, timber-built storage shed and greenhouse, perfect for avid gardeners.

Homes of this size are rare to market at this price point in this charming village, especially with so much potential, so an early viewing is advised on this lovely home.

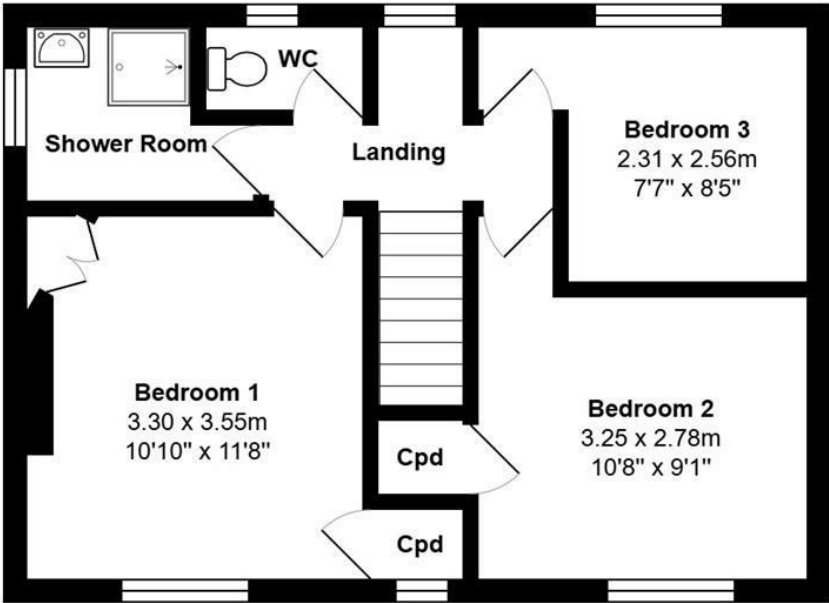




Floorplan




Ground Floor




First Floor



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 - 01765 602233 - 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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