

Davis
Lund

Cemetery Road
Thirsk
North Yorkshire
YO7 4DA

Guide Price £500,000





Accommodation

A delightful and secluded three bedroom detached bungalow, offering an impressive plot and beautiful private gardens. With a footprint of over 1500 square feet and situated on approximately a third of an acre, this spacious property is sure to appeal to a variety of purchasers, whilst it is also offered to the market with no onward chain.

The bungalow has been well loved, but is now requiring some updating in areas. This provides an exciting opportunity for the purchaser to tailor the decor to their taste. The property currently offers a spacious and versatile layout, whilst also offering extension potential, again subject to the necessary permissions.

The property is located in a highly sought after area, where properties are rare to market. Ideally situated for access to the centre of Thirsk, the location offers ease of access to shops and amenities, whilst transport links are readily available, including the A19, A1 and Thirsk train station just a short drive away.

On entering the property through the main entrance door, there is a generous dining hall, with a pantry/store and a cloakroom providing handy storage. The lounge is a fantastic size, and enjoys a triple aspect, flooding the room with natural light. Sliding doors also allow garden access. Fitted with a range of units, granite work tops and some appliances, the kitchen/diner is spacious and airy, whilst there is ample space for a table, ideal for informal dining. From the kitchen, there is a utility/boot room, which is again fitted with a range of units, a sink and WC, whilst a door opens onto the driveway. Double doors from the entrance hall lead to an internal hallway, providing access to the bedrooms and house bathroom. There is a generous main bedroom with fitted wardrobes and ensuite facilities, two further well-proportioned bedrooms, again with fitted wardrobes, and the family bathroom, which is part tiled and fitted with a pale yellow suite, including a bath and large walk in shower enclosure. The considered layout continues, with the bedrooms located at the rear of the property, enjoying lovely views over the gardens. The property is double glazed throughout and benefits from gas central heating.

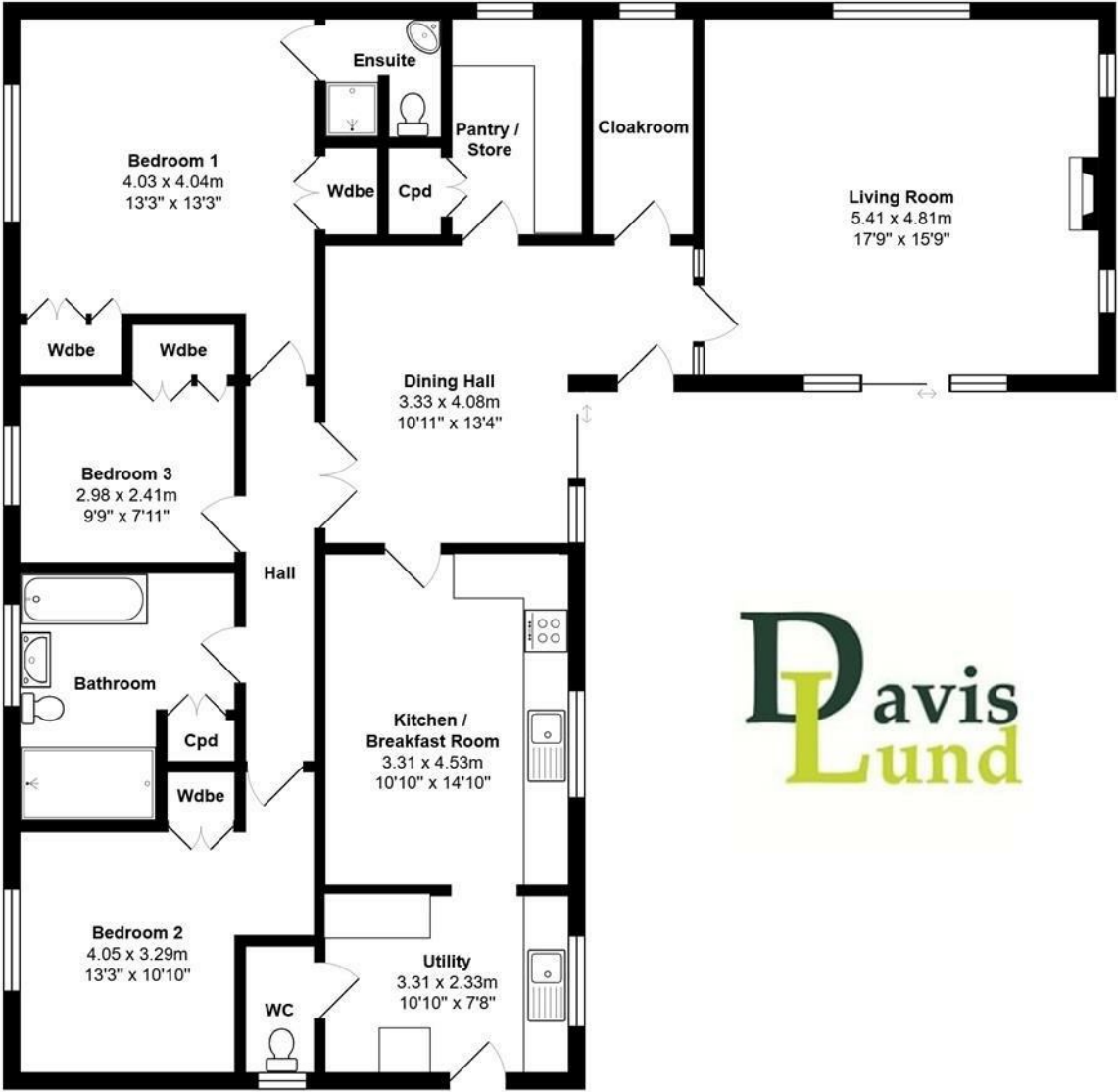
Externally, the gardens are a real delight, with hedged and fenced borders offering a fantastic degree of privacy. Gated lane access leads to the block paved driveway and double garage, providing parking for multiple vehicles. The front garden is mostly paved for ease of maintenance, with space for outdoor seating and flowerpots. To the rear, the garden offers an extensive lawn, with a vegetable patch, ideal for avid gardeners. The garden is still somewhat of a blank canvas, allowing the new owner(s) the flexibility to further landscape to suit their needs.

In an idyllic location on a substantial plot, homes of this quality are rare to market, especially with so much potential, so an early viewing is advised on this charming and spacious property.





Floorplan





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

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