





Accommodation

A well maintained three-bedroom converted farmhouse, set back from the road and enjoying lovely, wrap around gardens. Sure to appeal to a variety of purchasers, the property is also offered to the market with no onward chain.

The property is located in a popular residential area, just a short walk from the town centre and Thirsk's array of shops and amenities, whilst also being ideally placed for transport links including the A19. Thirsk train station is also just a short drive away, whilst a number of schools are close by.

Entering the property, there is a spacious entrance hall with stairs rising to the first floor, space to hang coats and handy understairs storage. The kitchen/diner is a great size, fitted with a range of modern units and some appliances including a ceramic hob and double oven, whilst there is ample space for a large dining table. Off the kitchen, there is a pantry providing further storage, and a rear porch with a utility room, shower room, WC, storage cupboard and driveway access. Enjoying a double aspect flooding the room with natural light, the living room is spacious and airy, whilst a log burner gives a cosy feel. Upstairs, there is a spacious landing with loft access and study area, two double bedrooms with fitted wardrobes, a further generous single bedroom, and the family bathroom, which is part tiled and fitted with a white suite, including a bath and two towel rails. The property is double glazed throughout and benefits from solar panels and gas central heating.

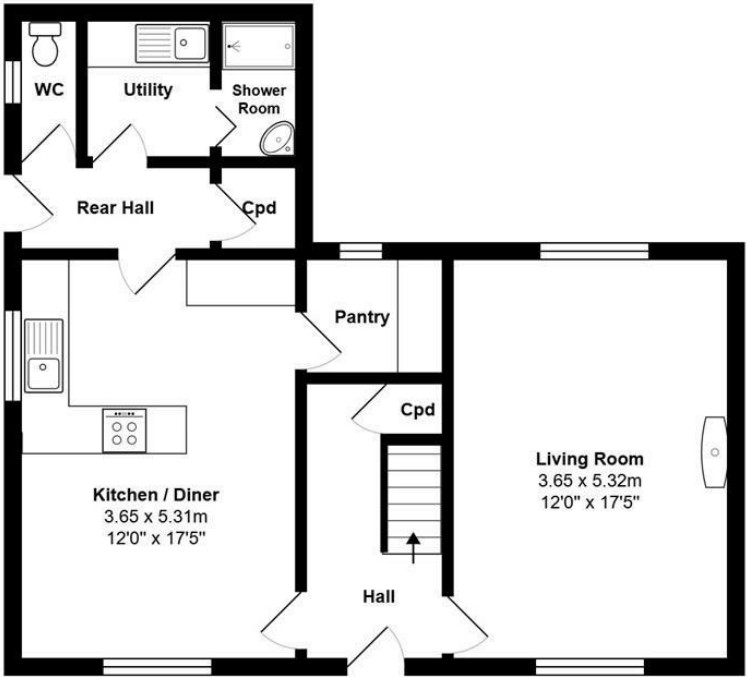
Externally, the property benefits from a generous block paved driveway providing parking for multiple vehicles and access to the single garage with up and over door. A gate leads to the garden, fully enclosed with walled boundaries, ideal for those with children or pets. Mostly laid to lawn with mature flowerbeds, the garden provides an idyllic space for entertaining and outdoor living. Paved pathways lead to each area of the garden, with a shed providing further outdoor storage and a summer house providing sheltered outdoor seating. Ideal for avid gardeners, flowerbeds are stocked with colourful florals and charming hedge borders, whilst also offering the scope to further landscape the garden to the new purchaser(s) requirements.

Homes of this size and quality are rare to market at this price point, and on a generous plot, an early viewing is advised on this highly desirable family home.

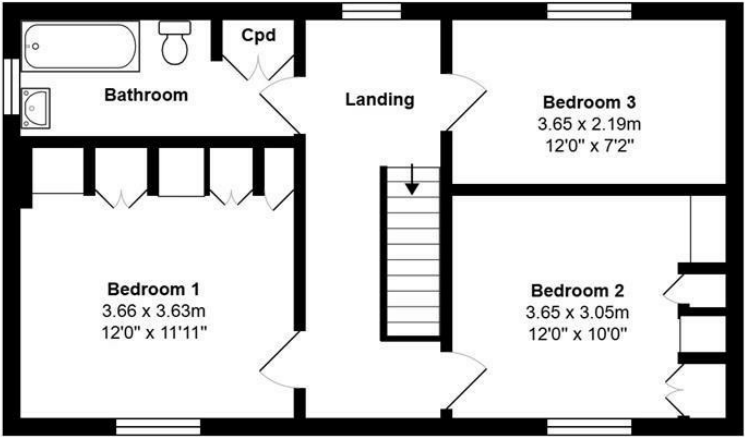




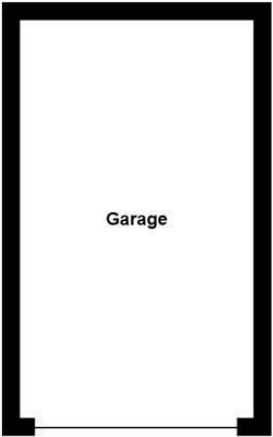
Floorplan



Ground Floor



First Floor



Garage



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

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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