





Accommodation

A beautifully presented four bedroom semi-detached home, revealing a stylishly finished interior and open-plan living accommodation. Enjoying a quiet, cul-de-sac setting and a lovely landscaped garden, the property is sure to appeal to a variety of purchasers.

Constructed by local family builders, the attention to detail is clear to see and this carefully planned home really stands out from the crowd. Constructed just over two years ago, the property is sold with the balance of the new build warranty still in place, whilst the house also boasts a high level of energy efficiency.

The property is ideally situated for Thirsk's shops and amenities, being approximately one mile from the centre of Thirsk. Thirsk mainline train station is available close by, along with the A1 and A19 being a short drive away, ideal for commuters.

On entering the property, there is a spacious entrance hall with stairs rising to the first floor, which leads to the fantastic open plan kitchen/diner/family room. Enjoying a triple aspect with patio doors allowing rear garden access, the accommodation feels particularly light and airy and is finished to a high standard throughout. The kitchen is fitted with a range of stylish units and integrated appliances, including a fridge, freezer, dishwasher, washer/dryer, induction hob and double oven. With ample space for a large sofa and dining table, the accommodation is ideal for family life and entertaining. A WC and cupboard providing handy storage complete the downstairs layout. Upstairs to the first floor, there is a spacious landing with a window flooding the space with natural light, stairs rising to the second floor and storage cupboard. There are two double bedrooms, a further well-proportioned single bedroom and the part tiled family bathroom, which is fitted with a white suite, including a bath with shower and glazed screen over. The second floor offers a generous main bedroom, with fitted wardrobes, dressing area and stylish shower room ensuite facilities.

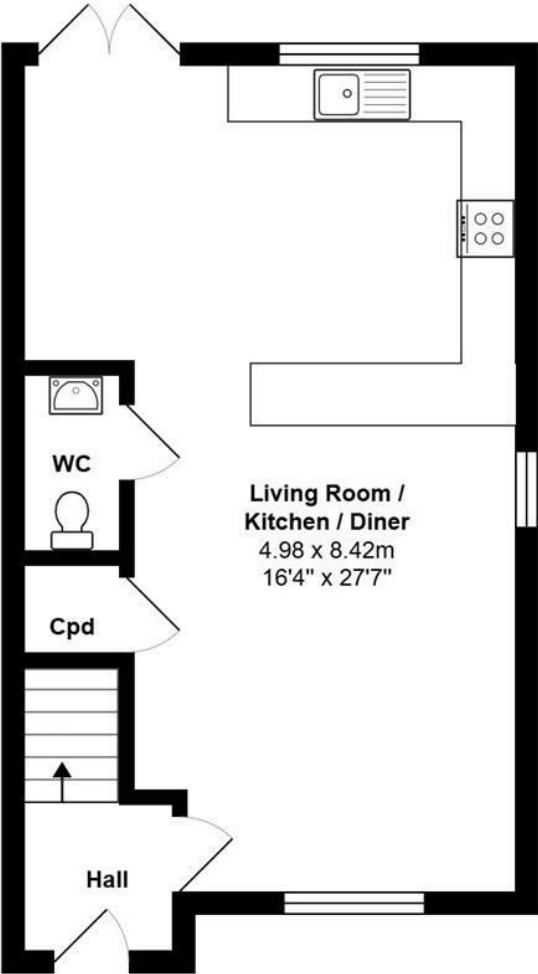
Externally, a block paved driveway provides parking for multiple vehicles, whilst a paved pathway leads to the main entrance door. The front garden is laid to lawn, with a small shrub border. The rear garden is a good size and mostly laid to lawn, with fenced borders offering a good degree of privacy. There is a patio entertainment area, providing a lovely space for family life and outdoor entertaining, whilst a large timber-built storage shed offers handy outdoor storage.

Homes of this size and finish are rare to market at this price point, with stylish accommodation arranged over three

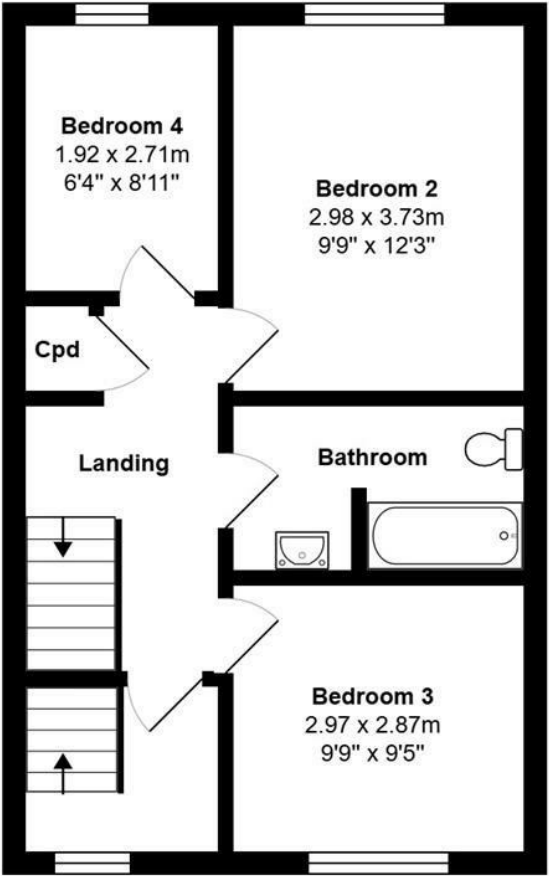




Floorplan



Ground Floor



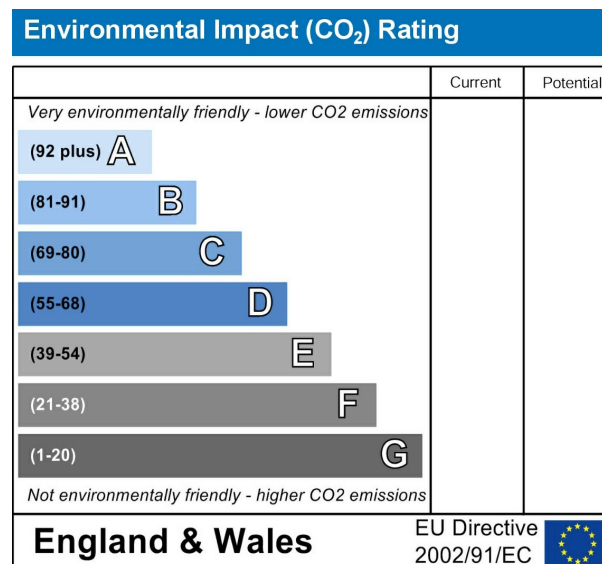
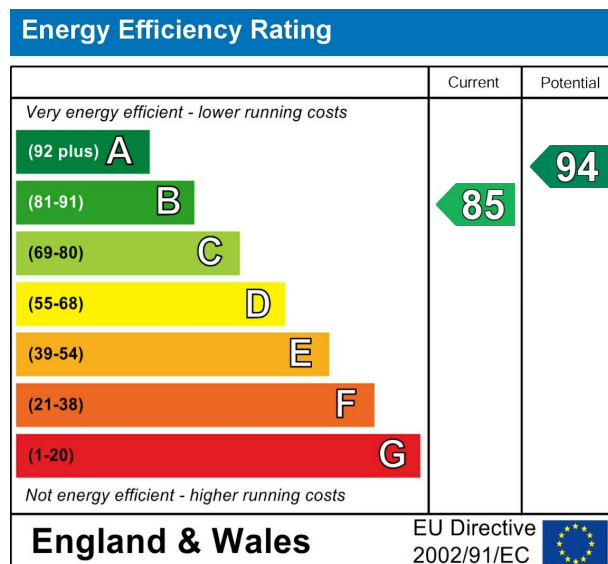
First Floor



Second Floor



EPC



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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

