Davis Lund

Cemetery Road
Thirsk
North Yorkshire
YO7 4DA

Guide Price £550,000











Accommodation

A beautifully presented and inviting four bedroom family home, set back from the road and situated in one of Thirsk's most sought-after residential areas. Enjoying a peaceful setting within walking distance of the town centre, this impressive property is sure to appeal to a wide range of purchasers. With a welcoming feel and being in a turn-key condition, an early viewing is advised.

The property has been lovingly maintained and enhanced by the current owners, with improvements including a recently installed boiler, new carpets, new blinds and redecoration throughout. Offering the perfect opportunity for a purchaser to move straight in and enjoy, the property also provides scope to personalise the décor to suit individual tastes.

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.

Upon entering the property, there is a spacious entrance hall with stairs rising to the first floor, useful under-stairs storage and a WC. The ground floor benefits from engineered oak flooring, creating a warm and luxurious feel. The living room enjoys a triple aspect, creating a bright and airy atmosphere, with an electric fire adding charm and French doors providing access to the garden. The kitchen is fitted with a range of units, wooden worktops, tiled splashbacks and a range of appliances, including a gas hob, double oven and dishwasher. A door provides convenient internal access to the double garage. Enjoying a peaceful outlook over the rear garden, there is a further versatile reception room, which is currently used as a dining room, but could also be utilised as a home office, playroom or additional sitting room. A utility room completes the ground floor, fitted with matching units and a stainless-steel sink, with a door providing access to the garden, whilst housing the recently installed gas boiler. Upstairs, a spacious landing provides access to the fully boarded loft with fitted eaves storage, and leads to the generous main bedroom, with fitted wardrobes and stylish en-suite facilities, three further double bedrooms, two of which have fitted wardrobes, and the family bathroom. The bathroom is part-tiled and fitted with a white suite, including a bath with a glazed shower screen and shower over. The property is double-glazed throughout and benefits from gas central heating.

Externally, the property benefits from a gravel driveway, providing ample parking for multiple vehicles and access to the double garage. The property is enclosed by established hedging, offering an excellent degree of privacy. To the rear, the good size garden provides an idyllic setting for family life, outdoor dining and entertaining. Predominantly laid to lawn, the garden offers mature flowerbeds boasting colourful florals, raised beds and a dedicated vegetable growing area with a greenhouse, making it ideal for avid gardeners. A patio provides the perfect space for outdoor dining and entertaining.

Properties of this calibre in one of Thirsk's most desirable locations, are rarely available. The property presents a fantastic opportunity to acquire a spacious and truly captivating family home, and an early viewing is recommended to fully appreciate the accommodation on offer.

















Floorplan


Dining Room
3.60 x 3.26m
11'10" x 10'8"
Living Room
3.89 x 5.93m
12'9" x 19'5"
WC
Utility
1.69 x 2.79m
5'7" x 9'2"
Hall
Kitchen
3.64 x 2.96m
11'11" x 9'9"
Double Garage
5.48 x 6.49m
18'0" x 21'3"
Ground Floor
Bedroom 3
3.61 x 2.44m
11'10" x 8'0"
Bedroom 2
3.89 x 3.45m
12'9" x 11'4"
Landing
Bathroom
Wardrobe
Bedroom 4
3.89 x 2.40m
12'9" x 7'10"
Ensuite
Bedroom 1
3.60 x 4.27m
11'10" x 14'0"
Wardrobe
First Floor

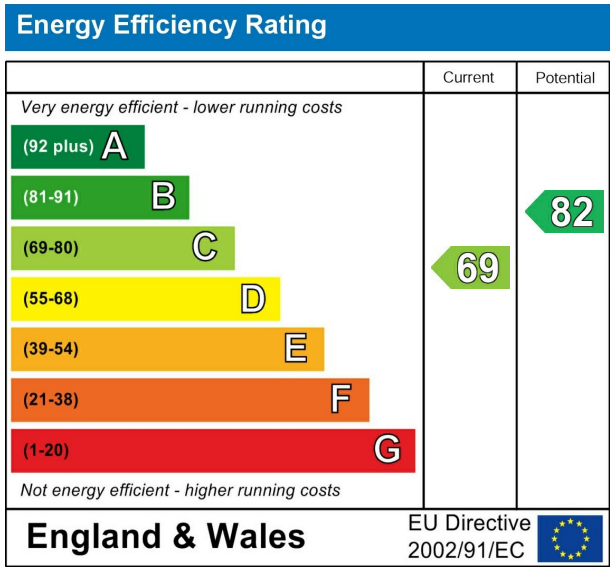


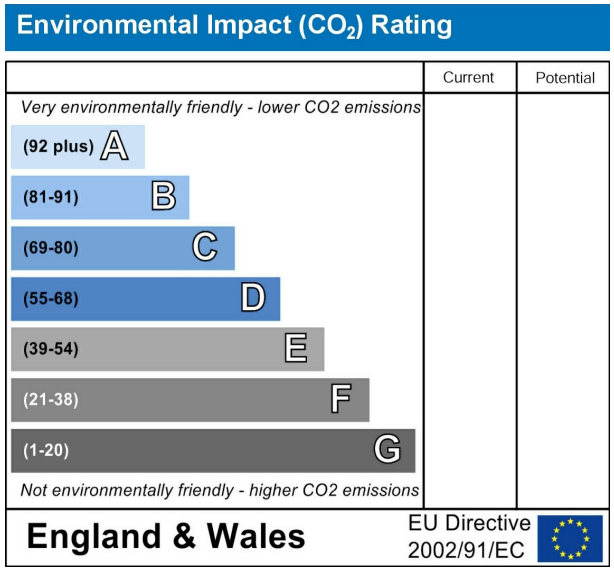






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VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

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