

Davis
Lund

Catton
Thirsk
North Yorkshire
YO7 4SQ
Guide Price £475,000





Accommodation

Located in the picturesque village of Catton, this lovely detached family home offers a picture postcard setting and lovely open views, whilst also revealing spacious and versatile accommodation, sure to suit a range of purchasers.

Neatly presented throughout, the property has been skillfully reconfigured and extended to the rear (completed in 2015 and the balance of warranty still in place), adding extra space and also flexibility to the downstairs layout, ideal for family life and also for purchasers looking for a downstairs bedroom, especially as the property already features a downstairs shower room.

On the ground floor there is a main entrance hall with stairs rising to the first floor and giving access to the snug/bedroom 5, modern shower room and the open plan kitchen/diner, which is fitted with an extensive range of modern units and some integrated appliances. Access is available to the utility room and integral garage, with power and light, plus an electric roller door. The extended main living room is located to the rear of the house, enjoying the open views and offering patio door access to the garden, whilst the room also features a wood burning stove. To the first floor there is a spacious galleried landing with storage cupboard and access to partially boarded loft with electric light, principle bedroom enjoying stunning views and offering ensuite facilities plus extensive fitted wardrobes, three further bedrooms and the part tiled house bathroom, fitted with a white suite including a bath with shower over.

Stepping outside, there is a lawned garden and driveway parking for several vehicles to the front of the house, also leading to the garage. Access is available to the side of the house, leading to the lovely enclosed rear garden, which backs onto open fields and makes the most of the delightful views. The garden is mainly laid to lawn, with all year round gravelled seating options making the most of the sun throughout the day and a summer house, fitted with power and light. The property benefits from double glazing and oil fired central heating, whilst the village is served by fast broadband.

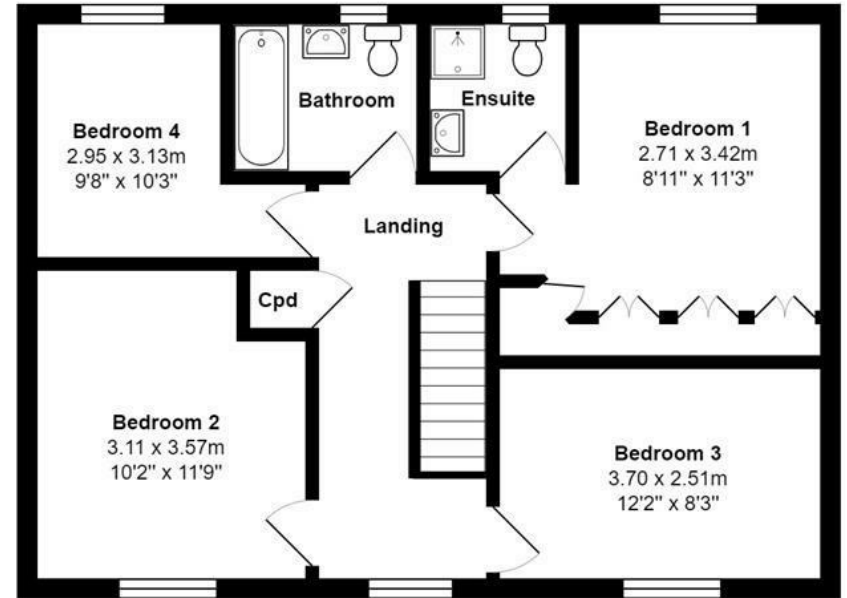
Nestled away in a tranquil setting, the property is ideal for those craving the countryside lifestyle, whilst amenities and transport links, including the A1 and main rail lines, are also readily available.







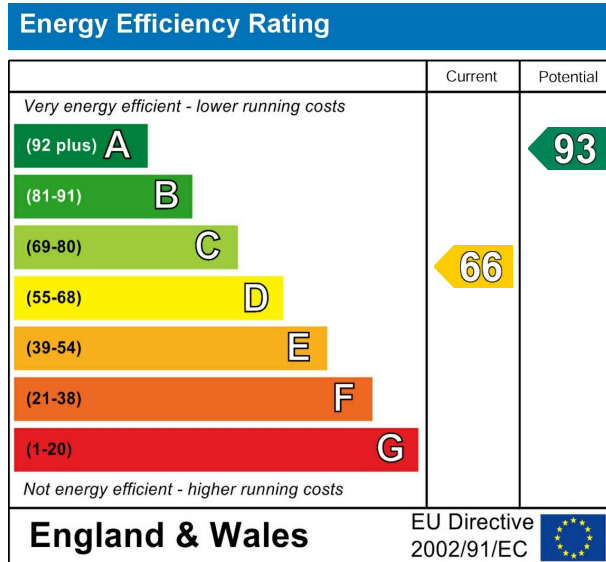
Ground Floor



First 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.

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