

Davis
Lund

Magnolia Way
Thirsk
North Yorkshire
YO7 3FU
Guide Price £335,000





Accommodation

A recently constructed four-bedroom detached residence, situated on a highly desirable Sowerby development and revealing a neutrally decorated, light and airy interior. The house offers spacious living spaces and a great size enclosed rear garden, perfect for family life.

Conveniently located for amenities, schools and transport links, including the A1 and A19, the property is also just a short drive from Thirsk train station.

On the ground floor there is an entrance hall with stairs rising to the first floor, good size main living room and an open plan kitchen/diner, fitted with a modern kitchen and integrated appliances, whilst double doors lead to the rear garden. A utility and WC complete the downstairs layout. To the first floor there is a landing with storage cupboard, main bedroom with stylish ensuite shower room, three further double bedrooms and the house bathroom. The energy efficient property also features gas central heating and double glazing.

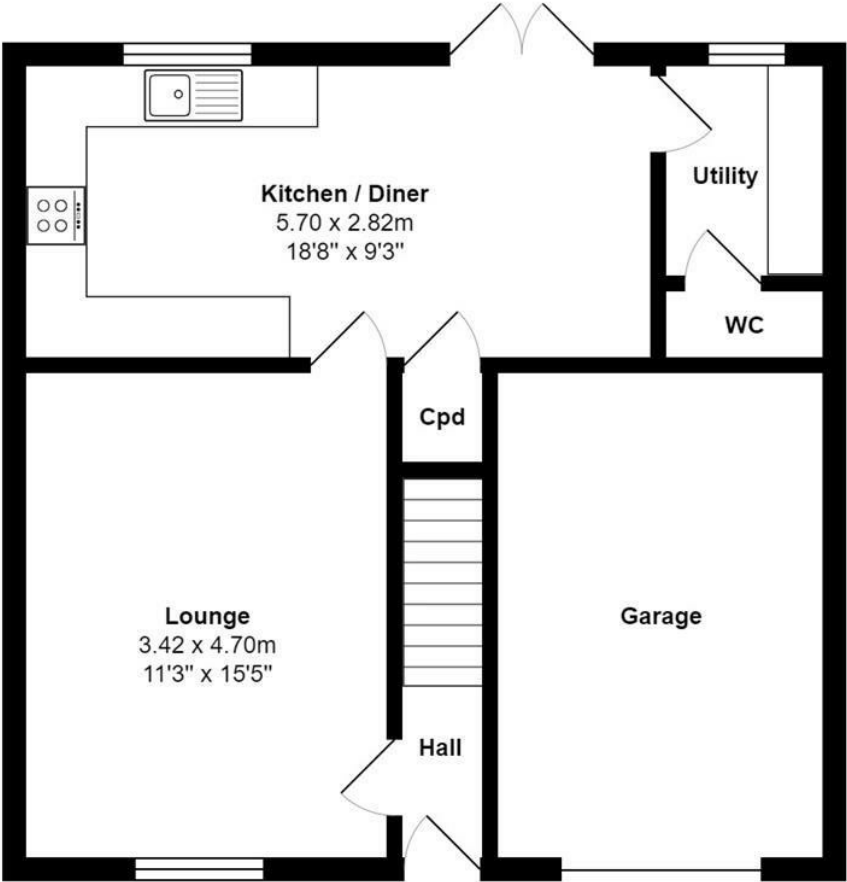
Stepping outside, there is an open lawned garden and driveway parking to the front of the house, plus an integrated garage for added convenience. A pathway leads to the side of the house, giving gated access to the enclosed west facing rear garden, ideal for purchasers with pets or children. The garden is part laid to lawn, whilst there are also two patio areas, creating an ideal entertaining space.

Offered to market with no onward chain, an early viewing is advised on this delightful home, which is also sold with the balance of the new build warranty.

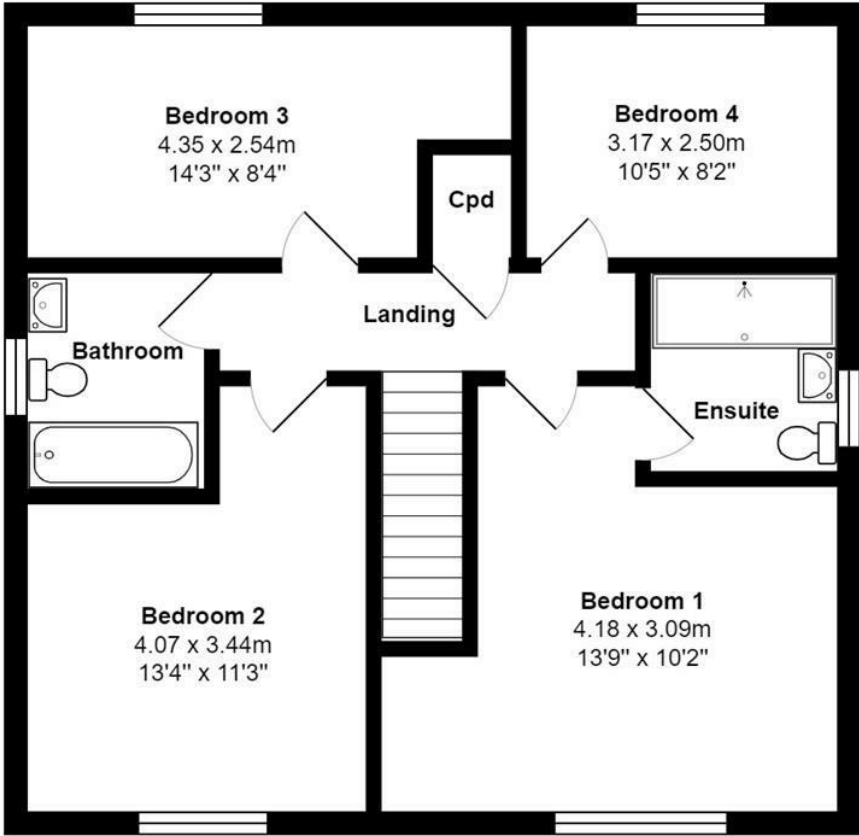




Floorplan



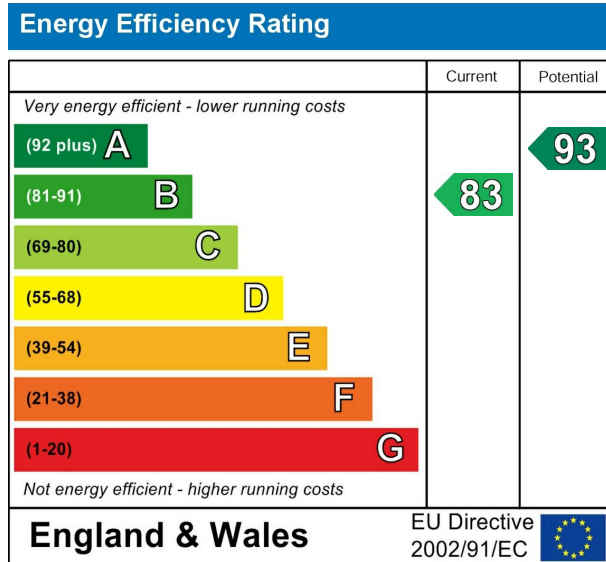
Ground Floor



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.

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

