





Accommodation

A modern and stylishly presented three bedroom family home, situated on a small and highly desirable development, located on the outskirts of Thirsk. The property reveals a neutrally decorated and immaculately presented interior, having just been fully refurbished to a very high standard throughout. The upgrades included a new kitchen, boiler, shower room and ensuite, whilst the garden has also had attention, now being fully landscaped.

The house feels spacious, with the floor space arranged over three floors and extending to approximately 1100 square foot in total. Properties of this size are rare in this price bracket, meaning the house offers great value for money. The flexible accommodation is ideal for those with a growing family, with an open outlook to the front and park across the road.

Situated on the outskirts of Thirsk and enjoying a pleasant setting, the house is also just a short walk from the town centre and Thirsk's array of shops and amenities. Ideally placed for transport links, including the A19, A1(M) and Thirsk train station, whilst countryside walks are also available on the doorstep.

The main entrance door leads to the open plan kitchen/diner with stairs rising to the first floor and a modern fitted kitchen/diner with some integrated appliances. There is a cloakroom/WC and a good size lounge with double doors leading to the rear garden. To the first floor there is a landing with stairs leading to the top floor, a good size double bedroom, bedroom 3/study and the modern shower room, fitted with a white suite and large walk in shower. On the top floor there is the main bedroom suite, offering a double bedroom, dressing area with fitted storage and an ensuite, again fitted with a modern suite, whilst ladder access is also available to the boarded loft.

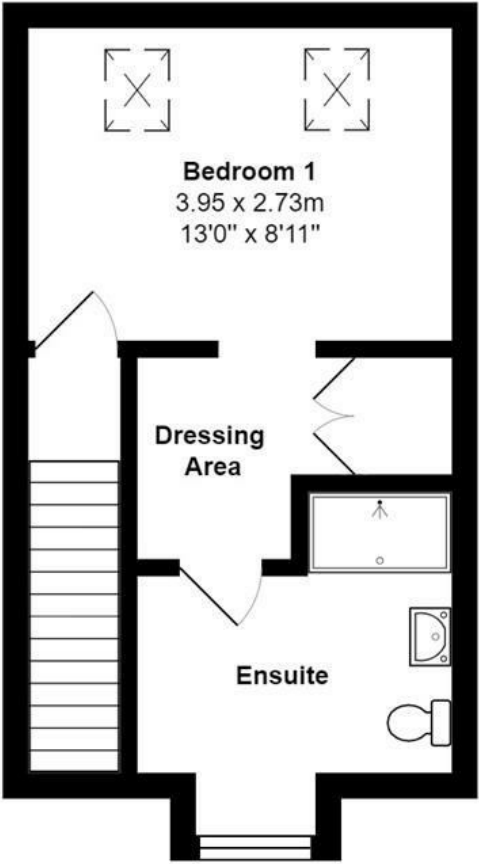
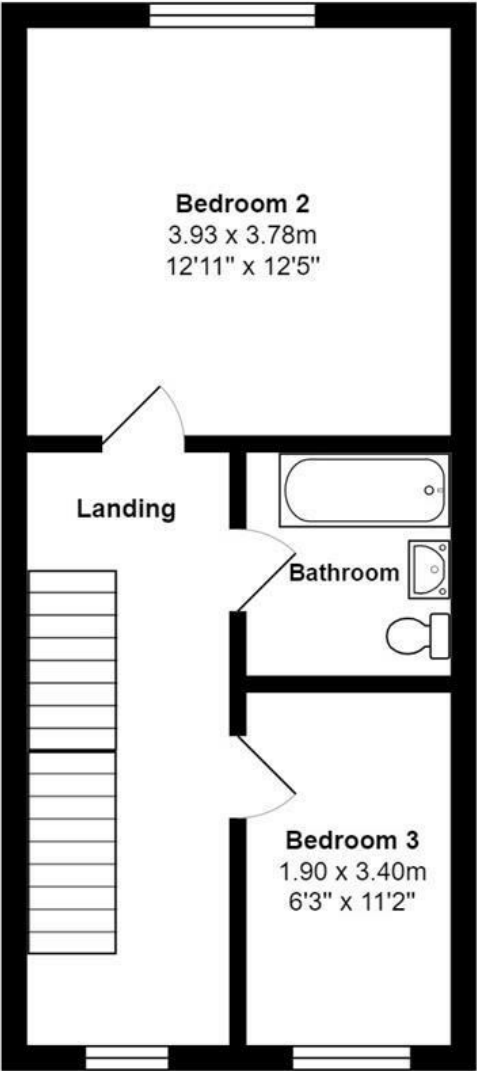
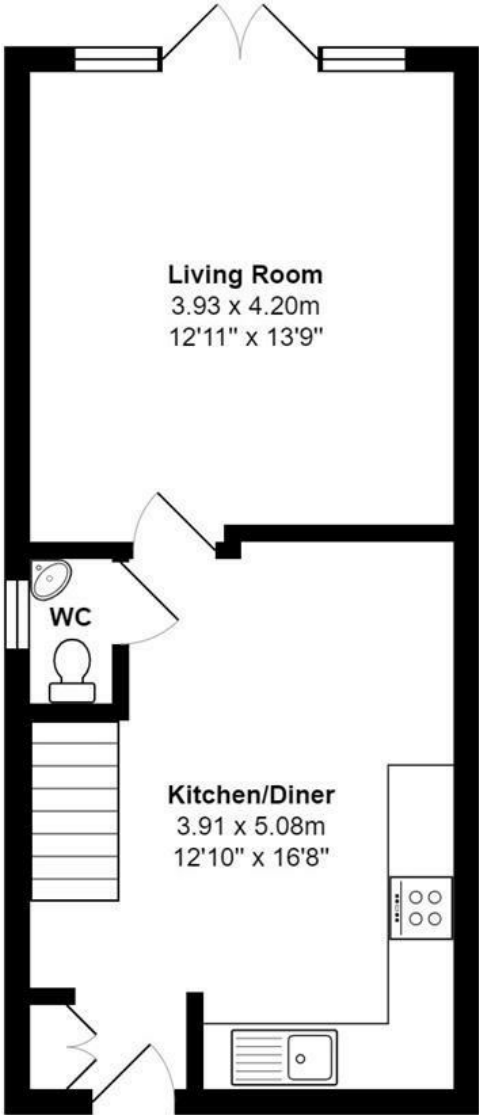
Externally there is an enclosed garden to the rear of the house with fenced boundaries, a safe and secure space with side access gate. The garden is designed with ease of maintenance in mind, part paved and offering a decked seating area with pergola, whilst a shed provides handy storage. To the front of the house there is an allocated parking space.

Properties of this quality are rare to market and an internal viewing is essential to appreciate the space on offer.







Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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

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