

**D**avis  
**L**und

Sutton-under-Whitstonecliffe  
Thirsk  
North Yorkshire  
YO7 2PR  
Offers Over £250,000





## **Accommodation**

A spacious detached bungalow, located in the highly sought after village of Sutton-under-Whitstonecliffe and offering endless development opportunities, subject to necessary consents.

The property sits on a generous size plot of approximately a quarter acre and it is now need of complete renovation throughout. The deceptive accommodation is already a good size, but due to the generous plot, there is undoubtedly the scope to extend and reconfigure, again subject to necessary permissions.

The current layout offers an entrance porch, entrance hall, double aspect living room with fireplace, great size dining/family room with a further fireplace and access to the garden, inner hallway, kitchen, three good size bedrooms, the house bathroom, side porch and further attic space.

Externally there is vehicle access and wrap around gardens, which again need considerable attention.

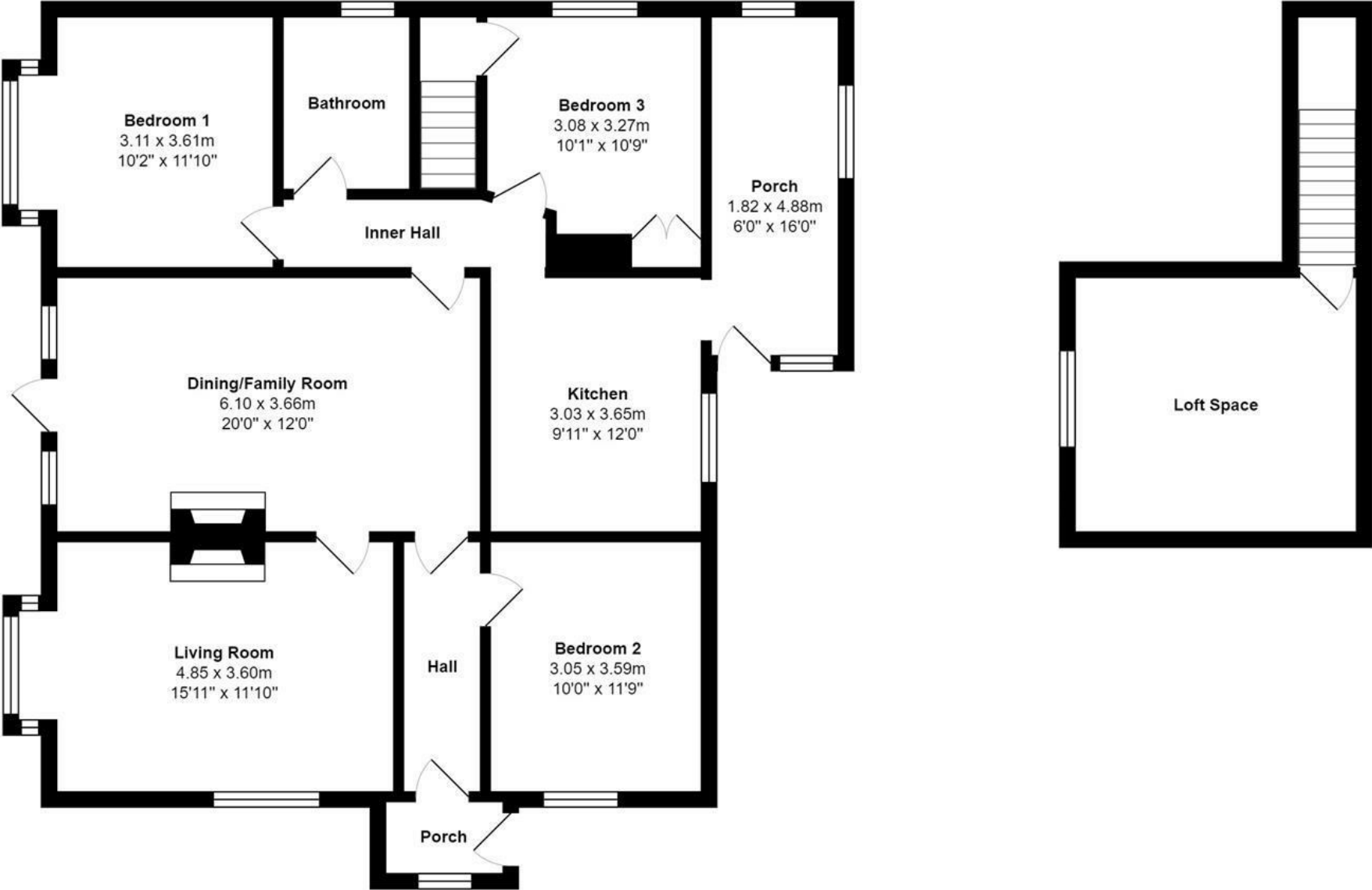
The village of Sutton-under-Whitstonecliffe is located on the edge of the North Yorkshire Moors national park, whilst Thirsk is approximately four miles away, where an array of shops, schools and amenities are available. The village itself offers a public house and village hall, whilst easy access is available to the A19 and A1, plus the train station with national links from Thirsk.

Offered for sale with no onward chain and no doubt to be of interest to an array of potential purchasers, including developers, a viewing is advised to appreciate the scope and potential on offer.







Floorplan





EPC

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

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

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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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