







## **Accommodation**

A lovely modern semi-detached house, occupying a great position, tucked away on a sought after development. The property offers a superior layout in comparison to a number of three bedroom semis recently built close by, with a utility, three good size bedrooms and an ensuite.

Just over two years old and with the balance of the new build warranty still in place, the property enjoys an open outlook to the front and a corner plot, with an enclosed garden and off street parking

Situated on a highly desirable development in the sought after Sowerby part of Thirsk, the house is ideally placed for local schools, shops and leisure facilities. There is ease of access to the A19 and A1M, whilst Thirsk train station is also just a short drive away and a supermarket available very close by.

On the ground floor there is an entrance hall with a cloakroom/WC and stairs rising to the first floor. The stylish kitchen/diner is fitted with a range of modern units, with double doors leading to the garden and a utility room with space and plumbing for a washing machine. The living room offers a double aspect and completes the downstairs layout. To the first floor there is a landing with loft access, main bedroom with ensuite facilities, two further bedrooms and the modern part tiled house bathroom, fitted with a white suite, including a bath with glazed screen and shower over.

Externally there is an open garden to the front of the house, whilst parking is available for two cars. A gate leads to the fully enclosed garden, with fenced boundaries and being ideal for purchasers with children and pets. The garden is designed for ease of maintenance, whilst also offering a good size patio.

The house benefits from the modern features you would expect from a recently built home, including a high EPC energy efficiency rating, aided by double glazing and a modern combi gas central heating boiler.

The house offers modern living in a sought after area and an early viewing is advised.



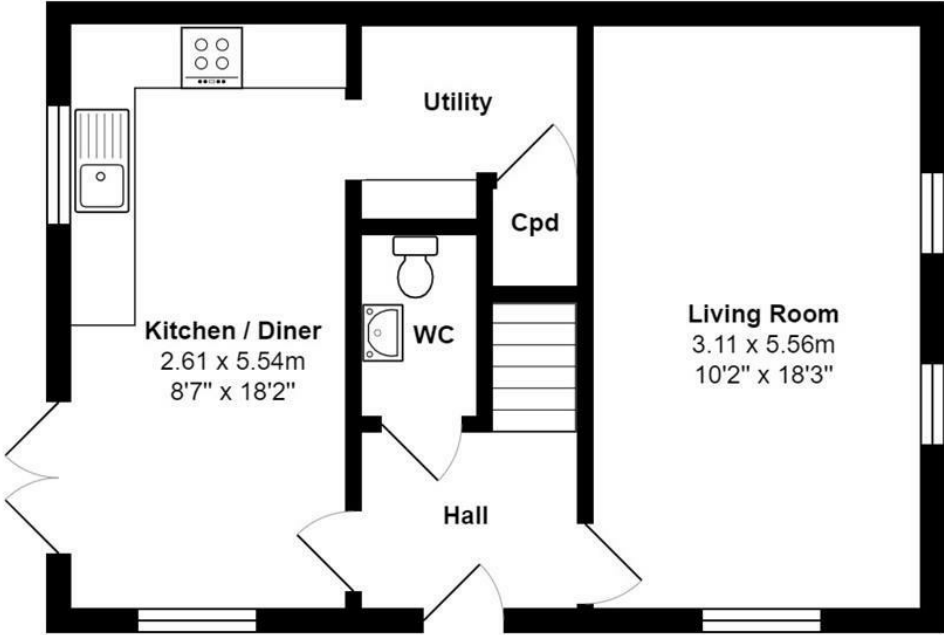




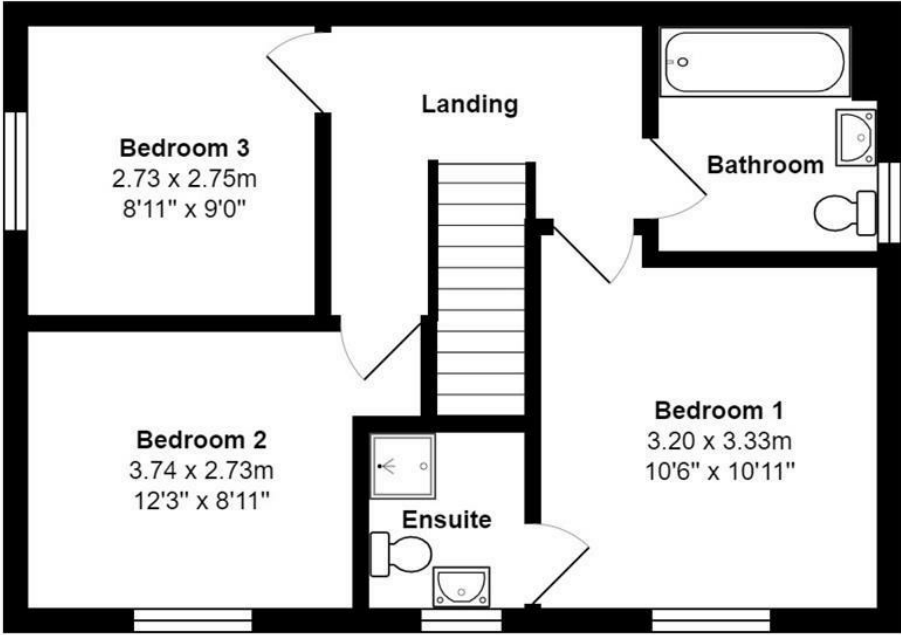




Floorplan



Ground Floor



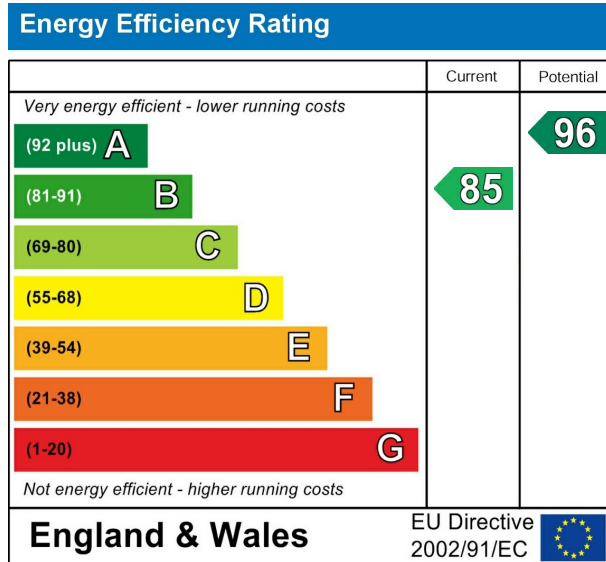
First Floor







EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [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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