

Davis
Lund

Hambleton Avenue
Thirsk
North Yorkshire
YO7 1EG

Guide Price £220,000





Accommodation

A neatly presented three bedroom semi-detached family home, offering a flexible extended layout and a handy location. The house sits on an impressive size plot, with parking for several vehicles, garage and a large enclosed rear garden, very unusual in this price bracket.

Whilst a conservatory has already been added, due to the large plot, there is undoubtedly the scope to extend, with very little impact on the garden, subject to necessary consents of course.

On the ground floor there is an entrance hall, with stairs rising to the first floor. The good size living room offers a cosy space, with access into the conservatory, enjoying views over the garden. The kitchen/diner is again spacious, feeling light and airy, with windows to three side and rear door access. The kitchen comes fitted with a range of modern units, complimented by a tiled floor. To the first floor there is a landing, main bedroom with fitted storage and loft access, two further bedrooms and the part tiled house bathroom, fitted with a modern white suite, including a bath and separate shower cubicle.

Externally there is a driveway to the front of the house, offering parking for a number of vehicles and leading to the single garage. The front garden is laid to lawn, with a path to the front door. Gated access is available to the enclosed rear garden, which is a fantastic size, being mainly laid to lawn, with a large patio entertainment area and lots of potential.

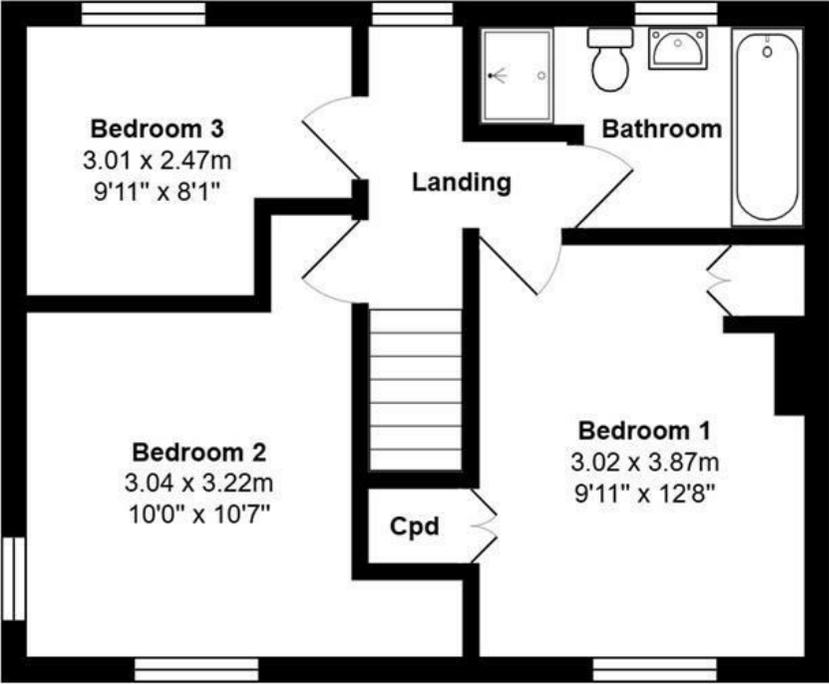
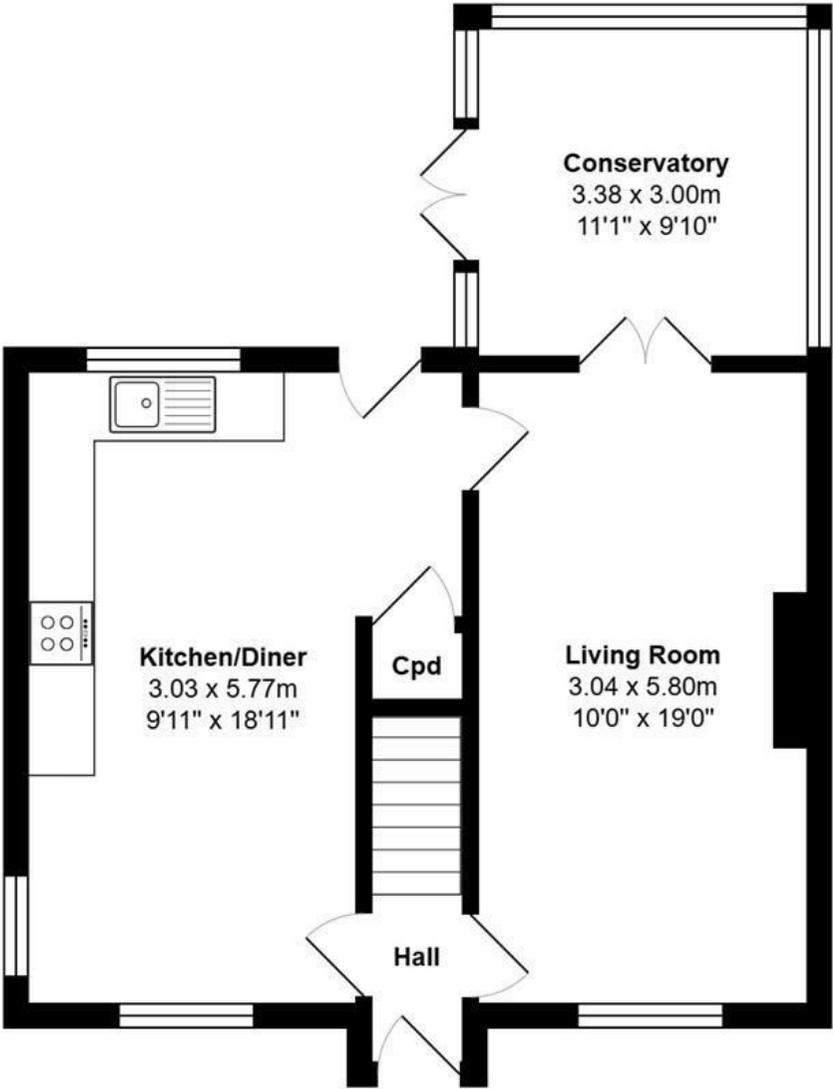
The property is located in a popular residential area, just a short walk from the town centre and Thirsk's array of shops and amenities, whilst also being ideally placed for transport links including the A19. Thirsk train station is also just a short drive away, whilst Thirsk school is close by.

It is very rare for a property of this size, especially with such a good plot, to come to market in this price bracket and an internal viewing is essential to appreciate the value for money on offer.



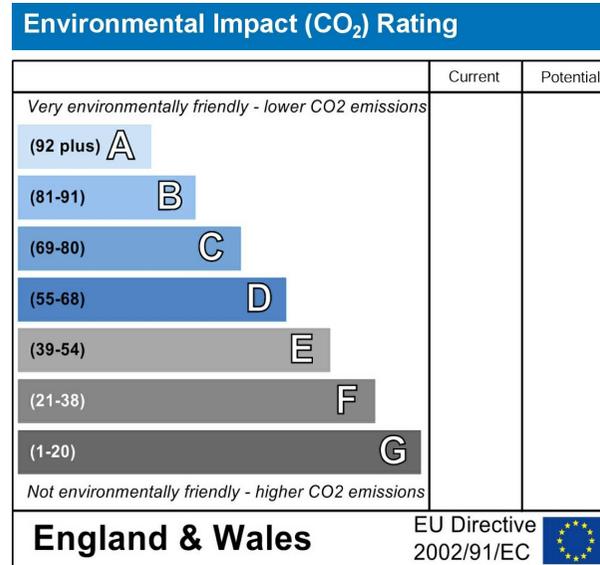
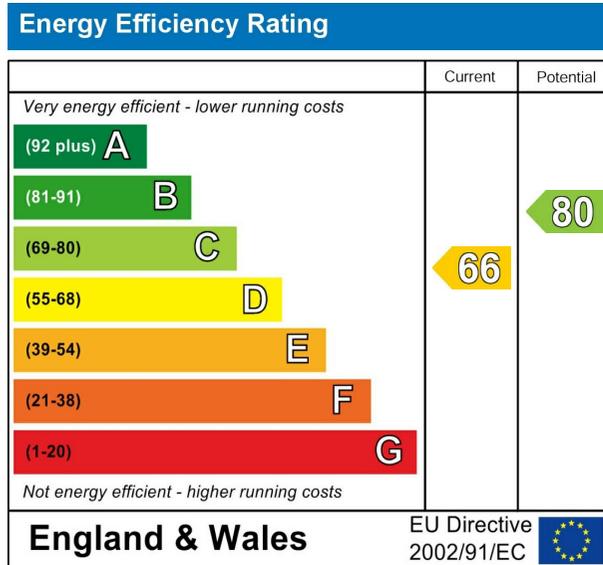


Floorplan





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

