





Accommodation

A recently constructed and stylishly presented three bedroom detached family home, tucked away on a small development and situated in the sought after village of Dishforth, located between Ripon and Thirsk.

The house offers a great position to the head of the development, with no passing traffic and a quiet setting, whilst also offering a child and pet friendly enclosed garden. Constructed in 2021, the house reveals a well maintained interior, whilst the remainder of the new build warranty is still in place.

The main entrance door leads into the tiled entrance hall, with stairs rising to the first floor and a cloakroom/WC. The tiled floor continues into the open plan kitchen/diner/family room, fitted with a range of stylish units and finished to a high standard, with integrated appliances and bi-fold doors leading to the rear garden. The living room to the front of the house, completes the downstairs layout. To the first floor there is a landing with storage cupboard and loft access, main bedroom with fitted wardrobes and a well appointed ensuite shower room, two further bedrooms and the part tiled house bathroom, again finished to a high standard and fitted with a white suite, including a bath with shower and glazed screen over.

Stepping outside, there is block paved driveway to the front of the house, providing parking and an electric car charger point. A pathway leads to the front door and gated side access is available to the rear garden. The garden is mainly laid to lawn, with a patio seating area and timber storage shed, no doubt ideal for purchasers with pets and children, whilst a further storage area is available to the side of the house.

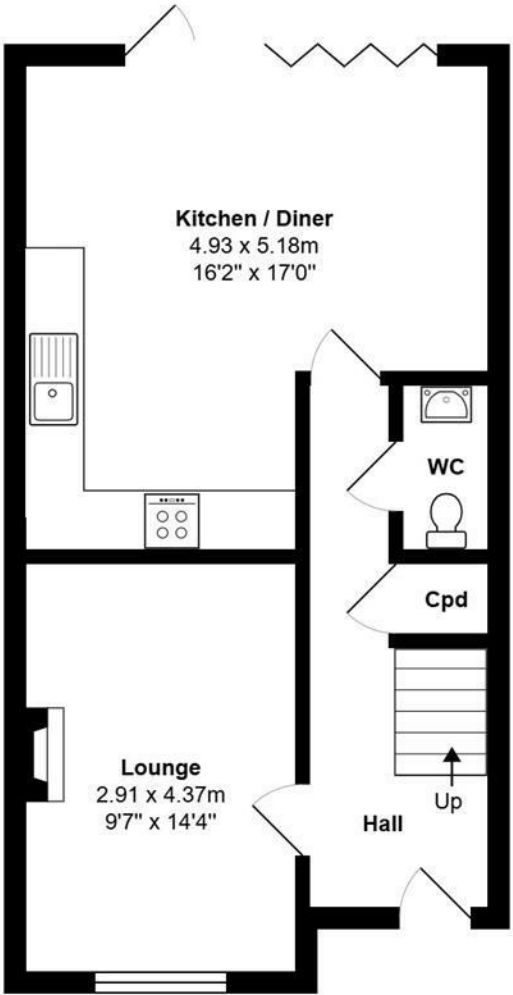
The house is located in the picturesque village of Dishforth, offering ease of access to local transport links, including the A1(M) and A19, whilst also being a short drive from Ripon and Thirsk. Dishforth itself boasts a number of amenities, including two public houses, a primary school, part time post office, village hall and children's play area.

An internal inspection is essential to appreciate the light and airy accommodation on offer, with this lovely home, which is also offered for sale with no onward chain.

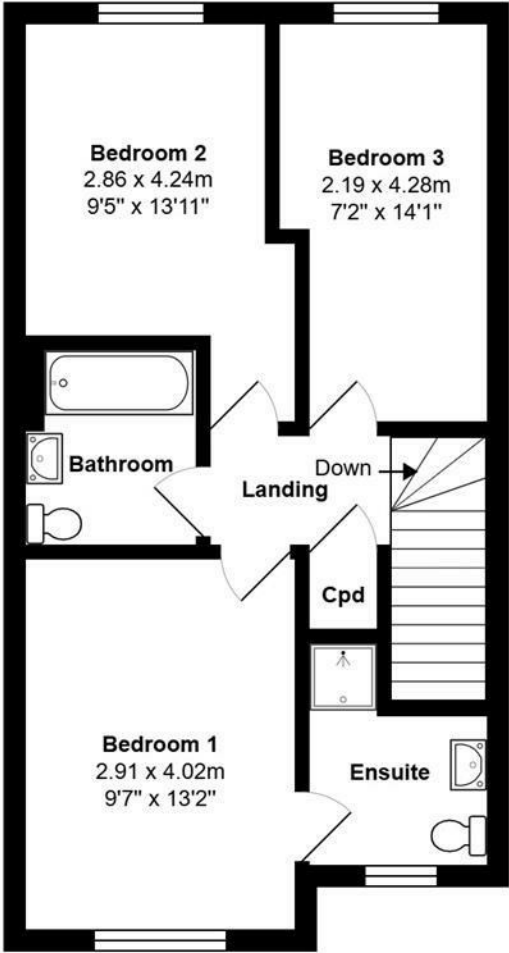




Floorplan



Ground Floor

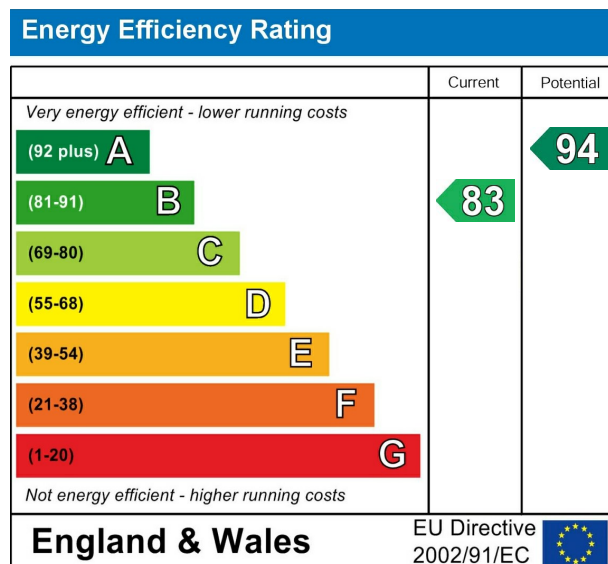


First Floor





EPC



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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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