







## **Accommodation**

A lovely three bedroom semi-detached house, constructed approximately five years ago and situated on an ever popular development. The property reveals well maintained neutral accommodation and a good size enclosed rear garden, whilst parking is also available.

On the ground floor there is an entrance hall with storage cupboard and stairs rising to the first floor, cloakroom/WC, living room with storage and double doors leading to the rear garden and the stylish kitchen/diner, fitted with a range of modern units and some integrated appliances. To the first floor there is a landing with loft access hatch, main bedroom with modern ensuite facilities, two further bedrooms and the house bathroom, part tiled and fitted with a white suite.

Externally there is a small front garden, with a pathway leading to the front door. A driveway provides parking, whilst gated access is available to the enclosed rear garden, with fenced boundaries and being mainly laid to lawn, with a patio entertainment area and further matching paving slabs available, should the new owner(s) wish to add extra space.

The location is well served, with an array of shops and amenities readily available, being approximately 1.5 miles from the centre of Thirsk. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks available close by, plus Thirsk train station only being a short drive away.

An early viewing is advised on this fantastic home, which also benefits from gas central heating and double glazing, making for an energy efficient home and still with the remainder of the new build warranty in place.

**AGENTS NOTE** - This property will be available to purchase on a shared ownership basis, full details available on request.



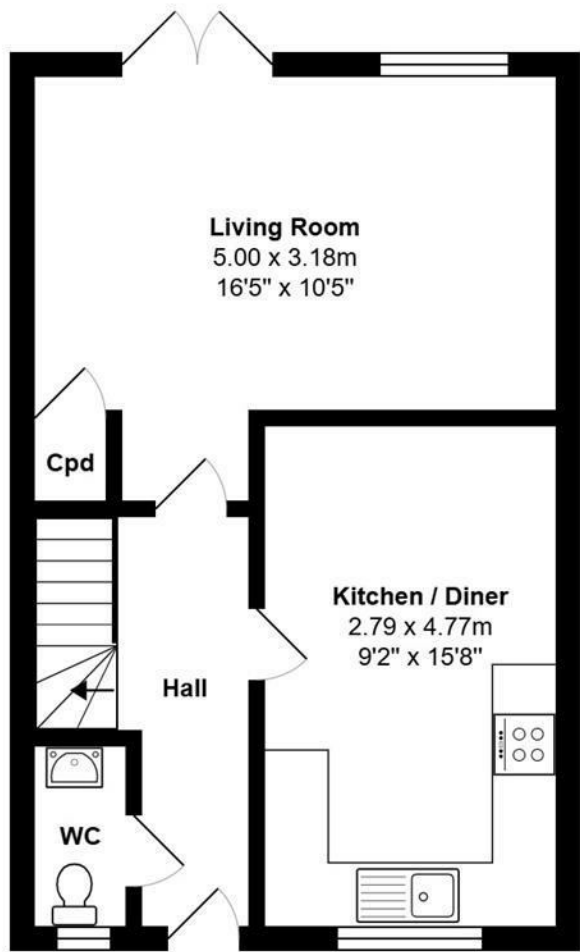




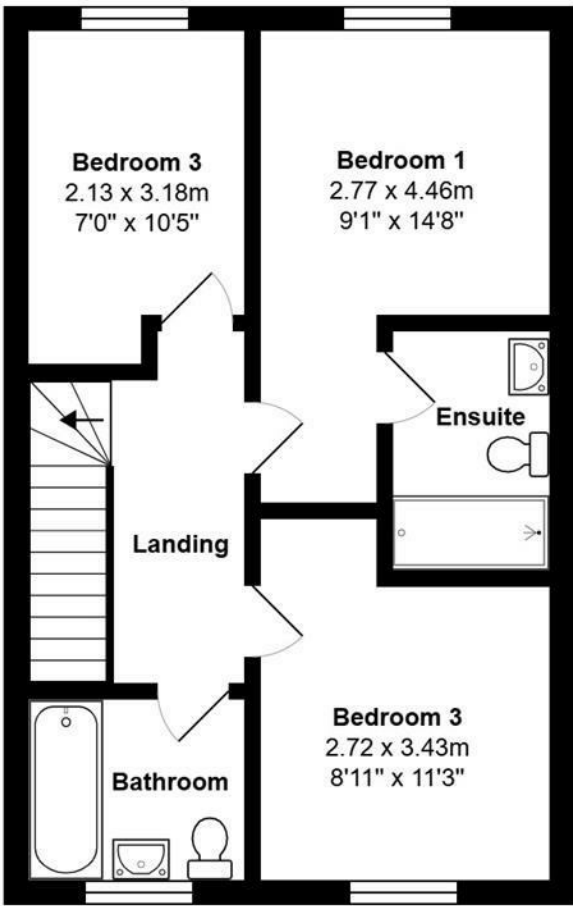




Floorplan



Ground Floor



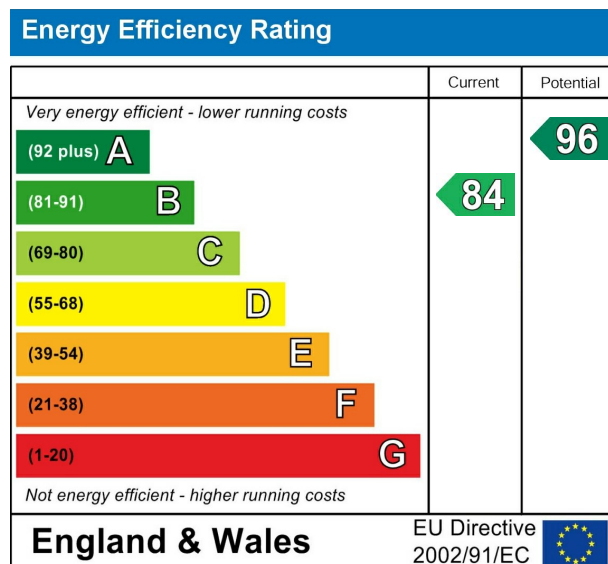
First Floor







## 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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