







## **Accommodation**

A delightful upper floor apartment, finished to a high standard and revealing meticulously maintained and generously proportioned accommodation. Forming part of a sought after workhouse conversion, the apartment feels light and airy throughout, with high ceilings and a spacious interior, whilst also enjoying a lovely setting and fantastic communal gardens.

Ideally placed for access to the centre of Thirsk, a vast array of amenities are available on the doorstep, whilst countryside walks and transport links are readily available, including the A19 and railway station, with mainline connections.

The apartment is approached via a communal entrance hall with intercom system, servicing just a handful of apartments. The apartment itself offers a spacious entrance hall with handy storage cupboard, good size double aspect living room, kitchen/diner fitted with a range of units and housing the gas central heating boiler, large double bedroom with loft access hatch (loft with boarded storage) and the part tiled bathroom, fitted with a white suite, including a bath with glazed screen and shower over. The apartment also features electric thermal blinds.

Externally the attractive period building is surrounded by well kept established communal gardens, whilst there is also an allocated parking space, plus further guest parking.

Offered for sale with a long lease in place, the apartment is sure to be of interest to first time buyers and those looking for a 'lock up and leave' second home, whilst it would also make an ideal buy-to-let property. An early viewing is advised on this deceptive apartment.

Agent note: The décor and furniture has changed since the photos were taken, some of the current furniture is available by separate negotiation.



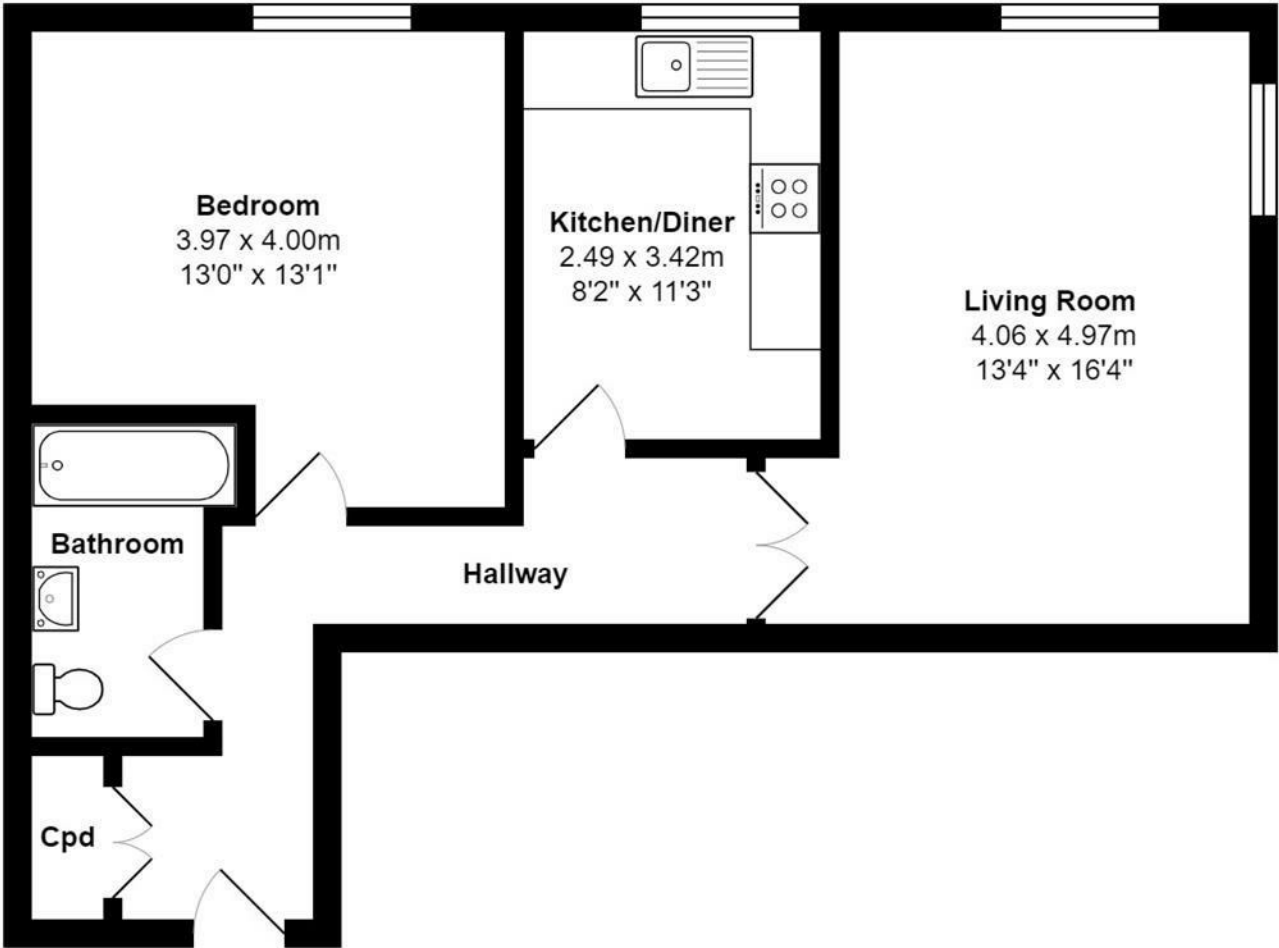








Floorplan

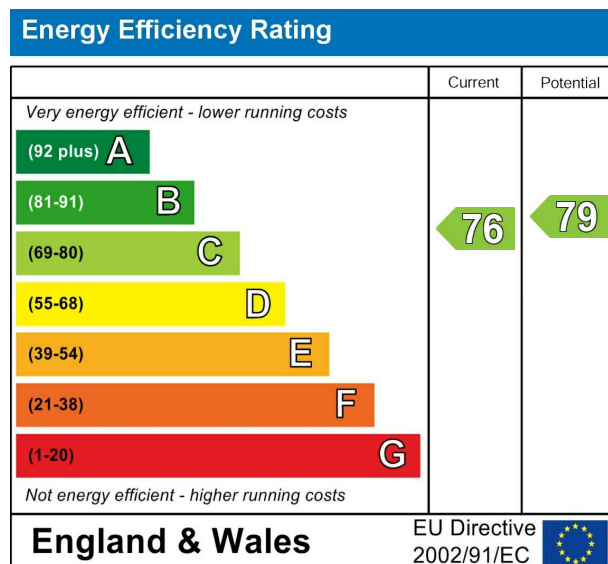








## EPC



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.

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

