

Davis
Lund

Cemetery Road
Thirsk
North Yorkshire
YO7 1PR

Offers Over £600,000





Accommodation

An attractive and most desirable four double bedroom detached family home, occupying a lovely quiet gated setting, offering high levels of privacy and a handy central location.

This already spacious home has been skilfully extended, now offering a versatile layout and approximately 1600 square foot in total. The addition of a good size dining/family room has increased the layout to three reception rooms, making it ideal for a range of purchasers and lifestyles.

The property is located in a highly sought after area, where properties are rare to market. Ideally situated for access to the centre of Thirsk, the location offers ease of access to shops and amenities, whilst transport links are readily available, including the A19, A1 and Thirsk train station just a short drive away.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor. The main living room is a good size, with double doors to the rear garden, a gas fire and understairs storage. A further lounge is currently utilised as a playroom, but it would also suit a snug or even a downstairs bedroom, should the new purchasers require. The breakfast kitchen comes fitted with an extensive range of stylish units and integrated appliances, leading open plan into the dining/family room, with a pitched ceiling, skylight and double doors to the rear garden, making for an ideal socialising space. A WC, utility room and rear entrance porch/boot room complete the downstairs layout. To the first floor there is a spacious landing with a storage cupboard and loft access, main bedroom with fitted wardrobes and a modern fully tiled ensuite shower room, three further double bedrooms (two again with fitted wardrobes) and the fully tiled house bathroom, again fitted with a modern white suite. The house is double glazed and gas central heating is in place, both aiding a high energy efficiency rating.

Externally driveway access is available from the road, with remote controlled electric gates leading to a block paved driveway, shared by just two houses. The driveway provides parking and also gives access to the single detached garage, fitted with an electric roller door, whilst an area to side is utilised for further storage. Gated access is available to the lovely enclosed mature rear garden, being laid to lawn and enjoying good levels of privacy.

This delightful home demands an internal inspection to appreciate the quality and setting on offer, whilst it is also offered for sale, with the benefit of no onward chain.

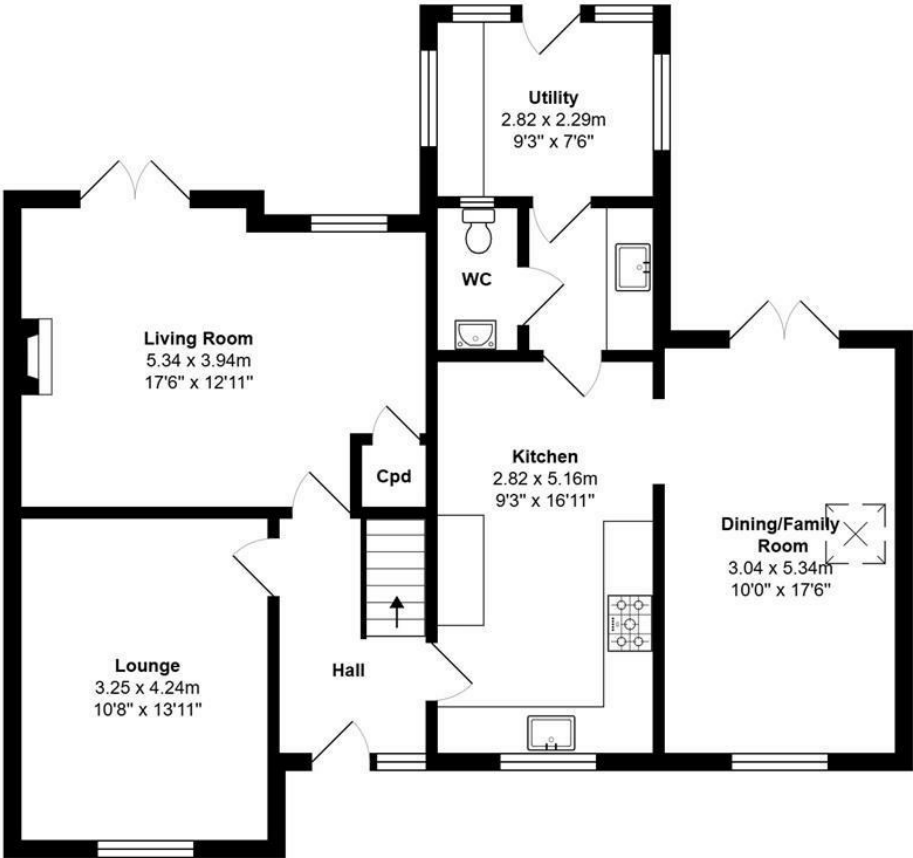




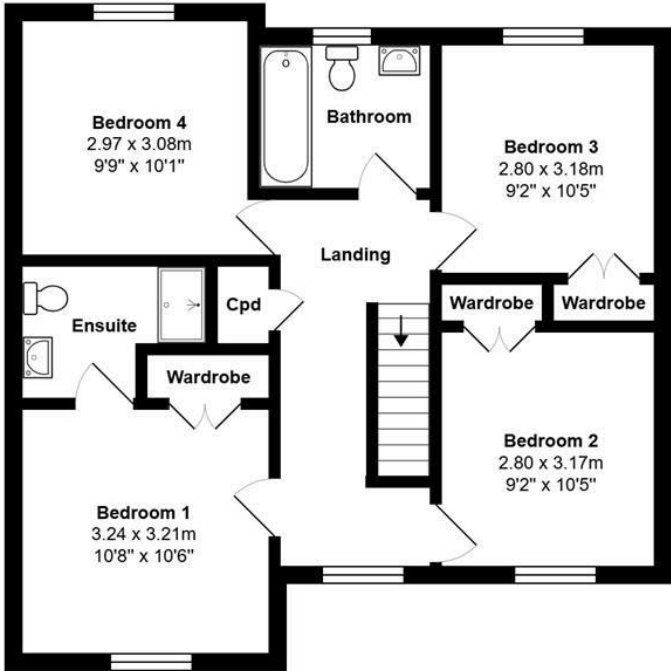
Floorplan



Garage



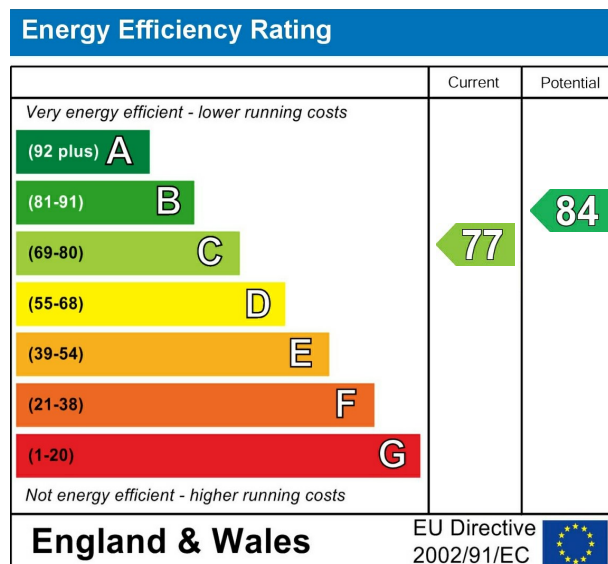
Ground Floor



First Floor



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

