







## **Accommodation**

An immaculately presented three bedroom link-detached house, located on a small and highly sought after development, whilst being situated in the equally desirable village of Bagby.

The house has been meticulously maintained, revealing a modern, yet inviting interior, which is ready to move into. The house is located on a good size plot, with a lovely enclosed rear garden, which undoubtedly offers the scope to extend, subject to necessary consents and permissions.

Located just four miles from Thirsk, the village of Bagby offers a peaceful rural lifestyle with convenient access to a wide range of amenities. The village itself features a highly regarded pub and is surrounded by beautiful countryside walks, including the iconic White Horse of Kilburn nearby. Excellent transport links via the A19, A1, and Thirsk train station make the property ideal for commuters.

On the ground floor the main entrance door leads into the entrance hall, with a cloakroom/WC and stairs rising to the first floor. The good size living room is situated to the front of the house, with under stairs storage and a fireplace, with an open fire. The kitchen/diner completes the downstairs layout, with patio doors and a further rear access door, leading to the garden. The kitchen comes fitted with a range of modern units, including a breakfast island. To the first floor there is a landing, three bedrooms (two good size doubles and all with fitted storage) and the stylish part tiled house bathroom, fitted with a white suite including a bath with glazed screen and shower over. The house also benefits from uPVC double glazing and doors.

Externally there is an open lawned garden to the front of the house, with steps up to the front door. A driveway provides parking for two vehicles and gives access to the single attached garage. Gated access is available from the side street, leading to the lovely enclosed rear garden, with wall and fenced boundaries, being secure and ideal for purchasers with pets and children. The garden attracts a lot of sunshine and is designed with ease of maintenance in mind, part gravelled and with patio and decked seating areas. The oil tank is also neatly concealed, out of view.

Properties in this highly sought after village are rare to market, especially in this price bracket, meaning an early viewing is advised on this lovely home.

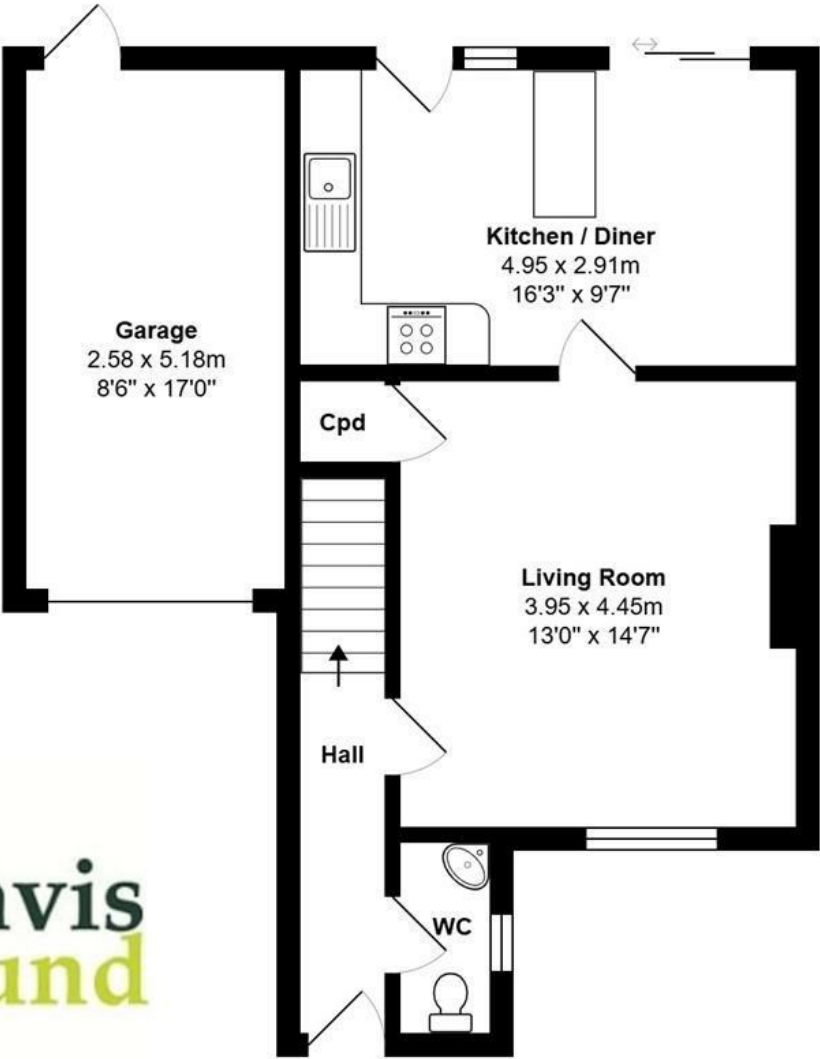




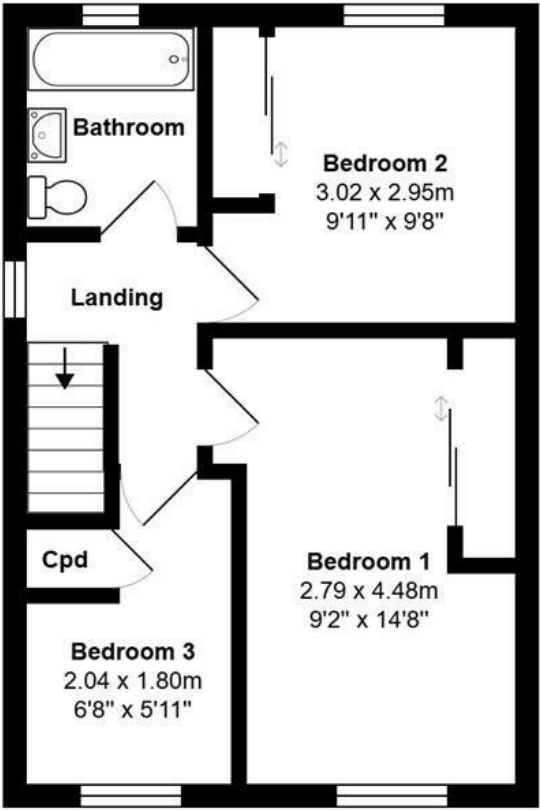




Floorplan



Ground Floor



First Floor







## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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