





Accommodation

An immaculately presented three bedroom semi-detached family home, located close to the centre of Thirsk and revealing a much loved and surprisingly spacious interior, which has been finished to a high standard throughout and enjoys a lovely open aspect to the rear.

The property is well placed for Thirsk's shops and amenities, with two supermarkets available close by and being a flat walk from the centre of Thirsk. Network links are readily available, including Thirsk mainline train station (London direct) close by and ease of access to the A1, whilst the house is also ideally placed for countryside walks and Thirsk Racecourse.

On entering the property, there is a good size entrance hall with stairs rising to the first floor and understairs storage. There is a spacious living room with a large bay window and fireplace with water vapour fire, whilst the kitchen comes fitted with a range of modern units and integrated appliances, along with a side access door leading to the driveway and rear garden. An archway leads to the dining room, with patio doors to the rear garden and built in storage. A utility room and downstairs WC with storage cupboard, complete the downstairs layout. The storage cupboard has plumbing and a shower tray in situ, should the purchaser wish to convert this into a downstairs shower room. The first floor consists of a landing with loft access, main bedroom with fitted wardrobes and bay window, two further light and airy bedrooms with fitted storage and the house bathroom, which is fully tiled and stylishly fitted with a white suite, including a bath and separate shower cubicle.

Externally, the driveway provides parking for multiple vehicles and a pathway leads to the front door. The front garden is mostly gravelled, for ease of maintenance and additional parking, with planted borders. The driveway leads to the side of the house and the good size detached garage beyond, with power and light. The rear garden is mostly laid to lawn, with a raised patio area being perfect for dining and entertaining. There is also a fully insulated garden room, ideal for use as a home office or hobby room.

Beautifully maintained and freshly decorated, homes of this calibre are rare in this price bracket. An internal inspection is essential to appreciate the accommodation on offer.





Floorplan





EPC

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

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

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.

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