





## **Accommodation**

A neatly presented and freshly decorated two bedroom semi-detached home, situated close to Thirsk's shops and amenities. An ideal first home, investment property or perfect for a downsizer, the house is sure to appeal to a variety of purchasers, while it is also offered to the market with no onward chain.

The property has been freshly decorated throughout with new flooring, offering a blank canvass and the new owner(s) the scope to further tailor the home to their personal tastes.

The property is ideally located, close to amenities and being just a short, flat walk from the centre of Thirsk. Transport links are also readily available, including the A19 and Thirsk mainline train station just a short drive away, ideal for commuters.

On entering the property through the main entrance door, there is a porch which leads to the good size living room, with a large window flooding the room with natural light and stairs rising to the first floor. The kitchen is fitted with a range of units, with space for appliances and rear garden access, whilst there is also space for a small dining table. Rising to the first floor, there is a landing with loft access, two well-proportioned bedrooms (one with fitted storage) and the family bathroom, which is fitted with a white suite, including a bath with shower and glazed screen over. The property is double glazed throughout and benefits from gas central heating.

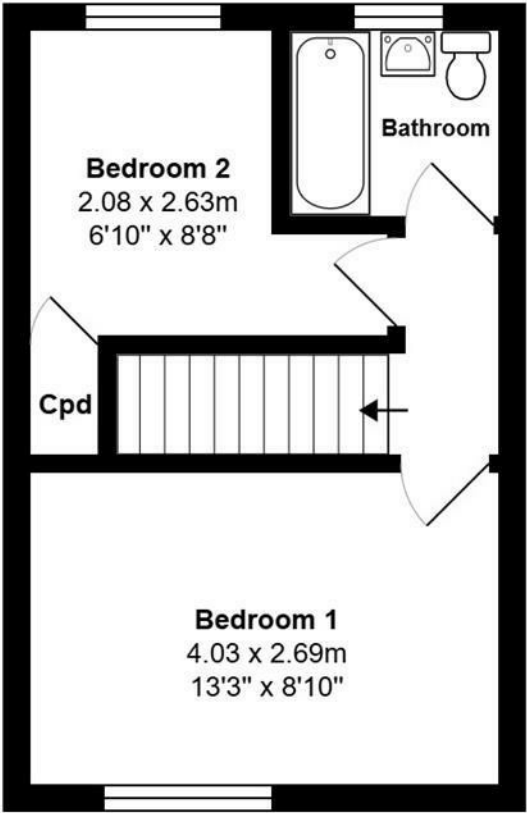
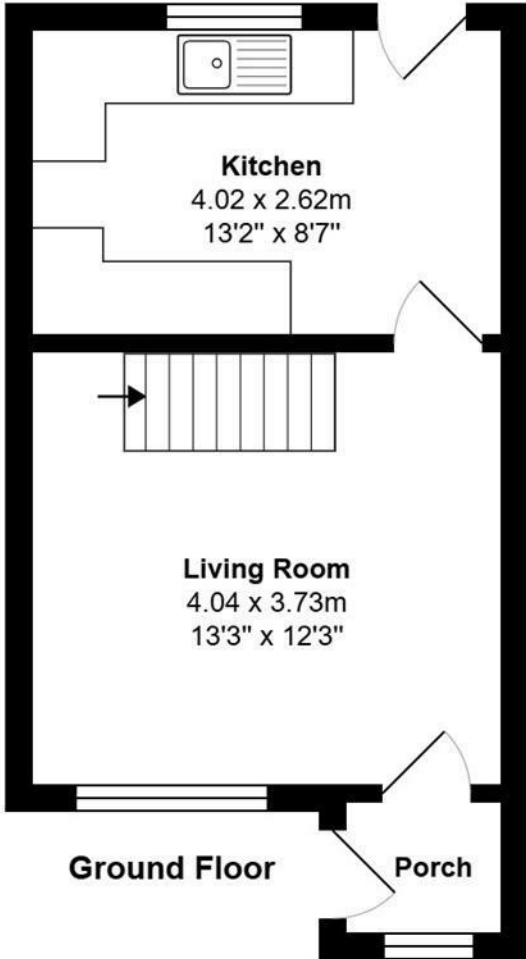
Externally, the property benefits from a shared driveway providing parking for one vehicle. The front garden is part laid to lawn, with stocked flowerbeds, fenced boundaries and a paved pathway leading to the front door. The rear garden is low maintenance and fully enclosed, offering a great degree of privacy and proving a sun trap, whilst a timber-built shed provides handy outdoor storage.

Properties are rare to market at this price point, and with generous size accommodation for the price bracket, an early viewing is advised on this delightful home.





Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<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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