





## **Accommodation**

A substantial three bedroom semi-detached house, skilfully extended and revealing extensive and immaculately presented accommodation, extending to approximately 1500 square foot in total and enjoying lovely countryside views to the rear.

A large rear extension has created a stunning open plan living space, which flows seamlessly to the good size rear garden. The layout is both practical and flexible, with two living rooms, and a shower room to both floors.

The property is located just a 5-10 minute walk to the centre of Thirsk, with ease of access to shops and amenities, whilst transport links are readily available, including the A19 and Thirsk train station just a short drive away.

On the ground floor, the main entrance door leads into a grand entrance hall, with a tiled floor, stairs rising to the first floor and understairs storage. There is a good size living room to the front of the house, flooded with light through a large window and also offering a fireplace with gas fire. The open plan kitchen/diner/living room offers a lovely open plan living space, fully tiled and fitted with a wood burning stove and sliding doors to the rear garden. The kitchen is fitted to a high standard, with an extensive range of stylish units, incorporating a breakfast island and a range of integrated appliances. A well-equipped utility room and modern downstairs shower room with a white suite, complete the downstairs layout. To the first floor there is a landing with loft access, three good size bedrooms (two being generous doubles) and a modern shower room, fitted with vanity units and a white suite. The house is double glazed and it also benefits from gas central heating.

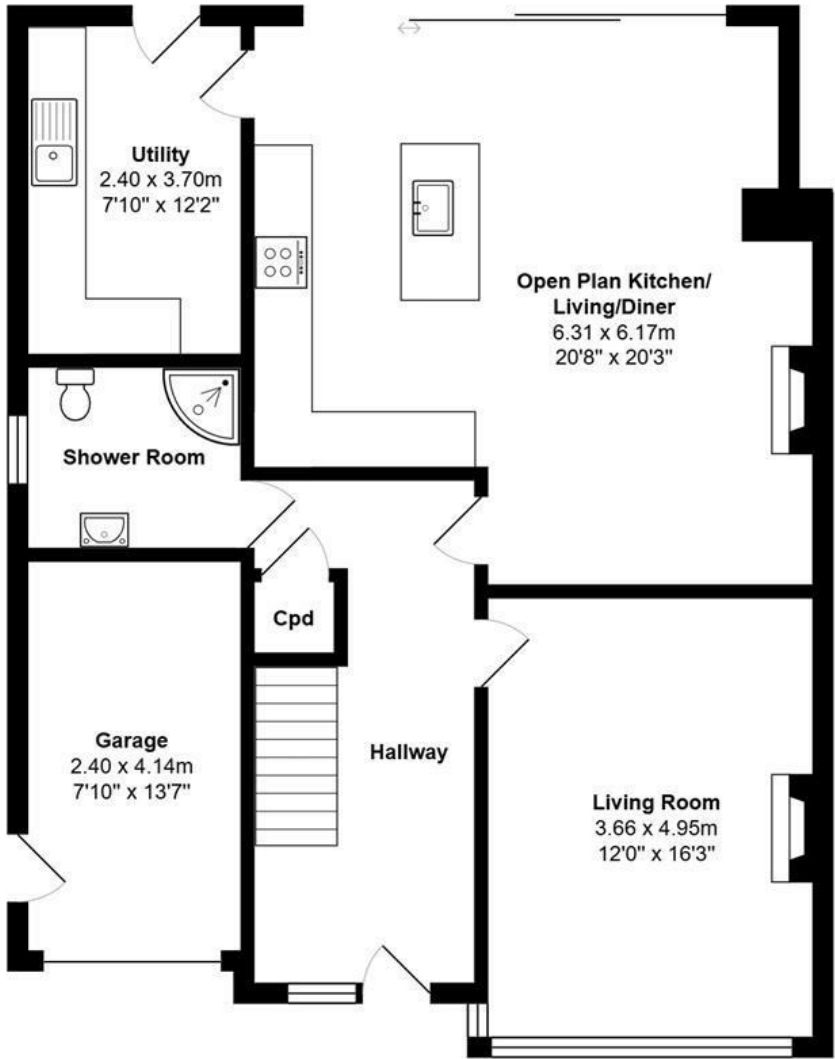
Stepping outside, an extensive driveway to the front of the house offers parking for numerous vehicles and access to the single integral garage. Access is available to the side of the house, leading to the lovely enclosed rear garden, which attracts plenty of sunshine and also affords a high degree of privacy. The garden is part laid to lawn, with extensive decked entertainment areas, including a timber gazebo.

Properties of this quality are rare to market, especially in such a sought-after area and an early viewing is advised on this delightful home.

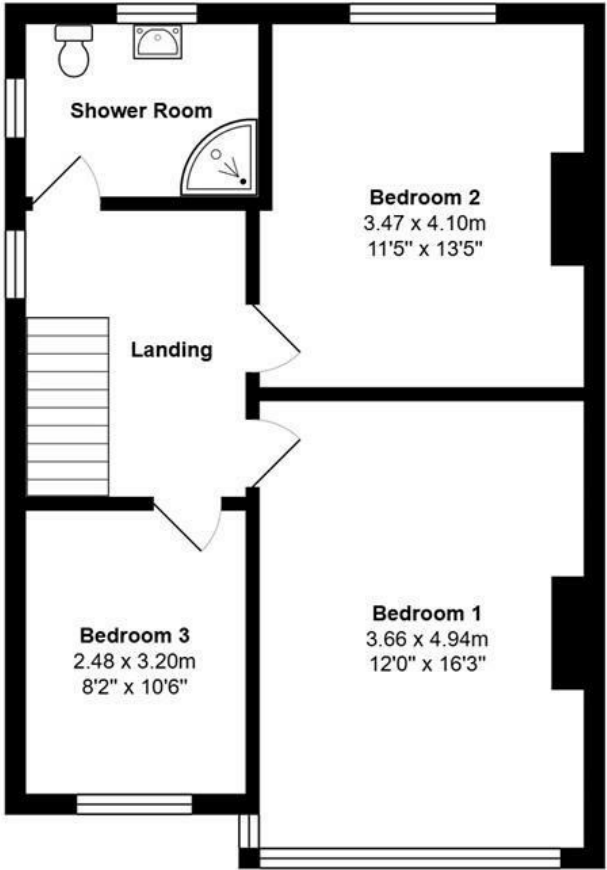




Floorplan



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<br>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<br>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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