Davis Lund

Sutton Road
Thirsk
North Yorkshire
YO7 2ER

Guide Price £102,000











Accommodation

NEW LODGE A beautifully presented two bedroom lodge, showcasing a modern interior and delightful open countryside views. This brand new lodge is situated in a meticulously maintained park, which can be seen in the high standard of finish both inside the lodge and in the surrounding outdoor areas.

Set in a prime position within a small lodge park near Thirsk, the property enjoys convenient access to local shops and amenities, as well as excellent transport links via the A19 and A1.

Outside, a generous decked balcony to the rear takes full advantage of the stunning outlook towards Sutton Bank. Accessed directly from the living room through double doors, it provides a superb space for relaxing or entertaining. The lodge is offered with the existing furniture included, making it ready to move straight into, and benefits from a 12-month holiday home licence.

Inside, the accommodation features a spacious open-plan living area incorporating lounge and dining zones, along with a sleek fitted kitchen complete with a full range of integrated appliances. A useful utility room, inner hallway, principal bedroom with en-suite shower room and fitted wardrobes, second double bedroom with fitted storage, and an additional contemporary bathroom with a white three piece suite, complete the layout. The property is fitted with double glazing throughout and gas central heating, served by a modern combi boiler.

Further benefits include driveway parking and an extensive raised decking area, ideal for enjoying the surroundings.

With no onward chain, this superb turn-key lodge must be viewed internally to fully appreciate the quality on offer.









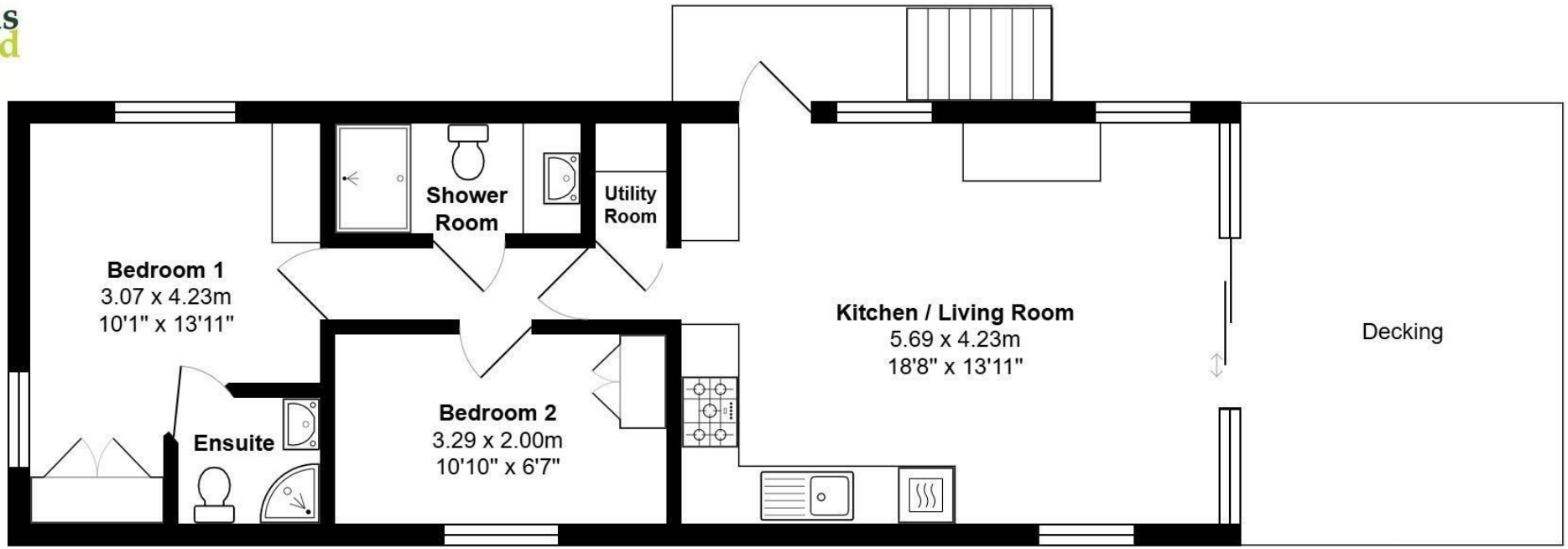








Floorplan


Bedroom 1
3.07 x 4.23m
10'1" x 13'11"
Shower Room
Utility Room
Ensuite
Bedroom 2
3.29 x 2.00m
10'10" x 6'7"
Kitchen / Living Room
5.69 x 4.23m
18'8" x 13'11"
Decking

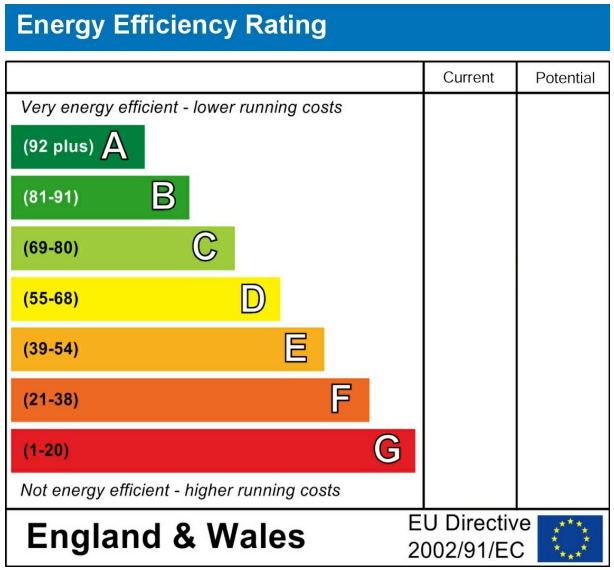


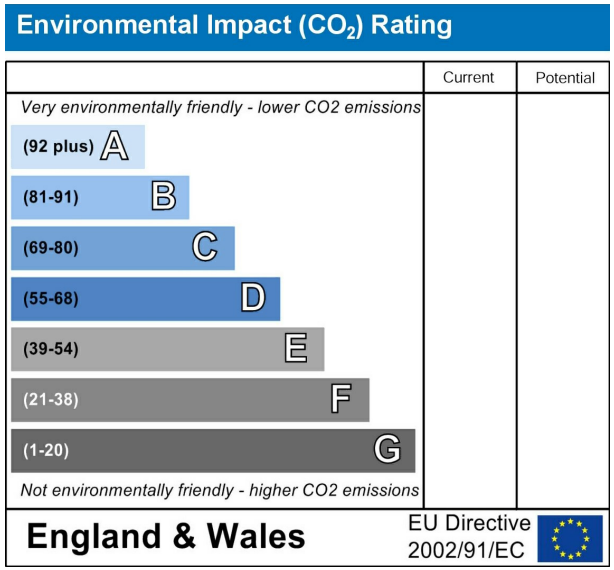






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