Davis Lund

Magnolia Way
Thirsk
North Yorkshire
YO7 3FU

Guide Price £190,000

SAFARiPAK

Accommodation

A delightful two bedroom end terraced house, located on a highly sought-after development in Sowerby. The house sits on a generous size plot, revealing a modern interior and a good size enclosed rear garden, whilst parking is also available.

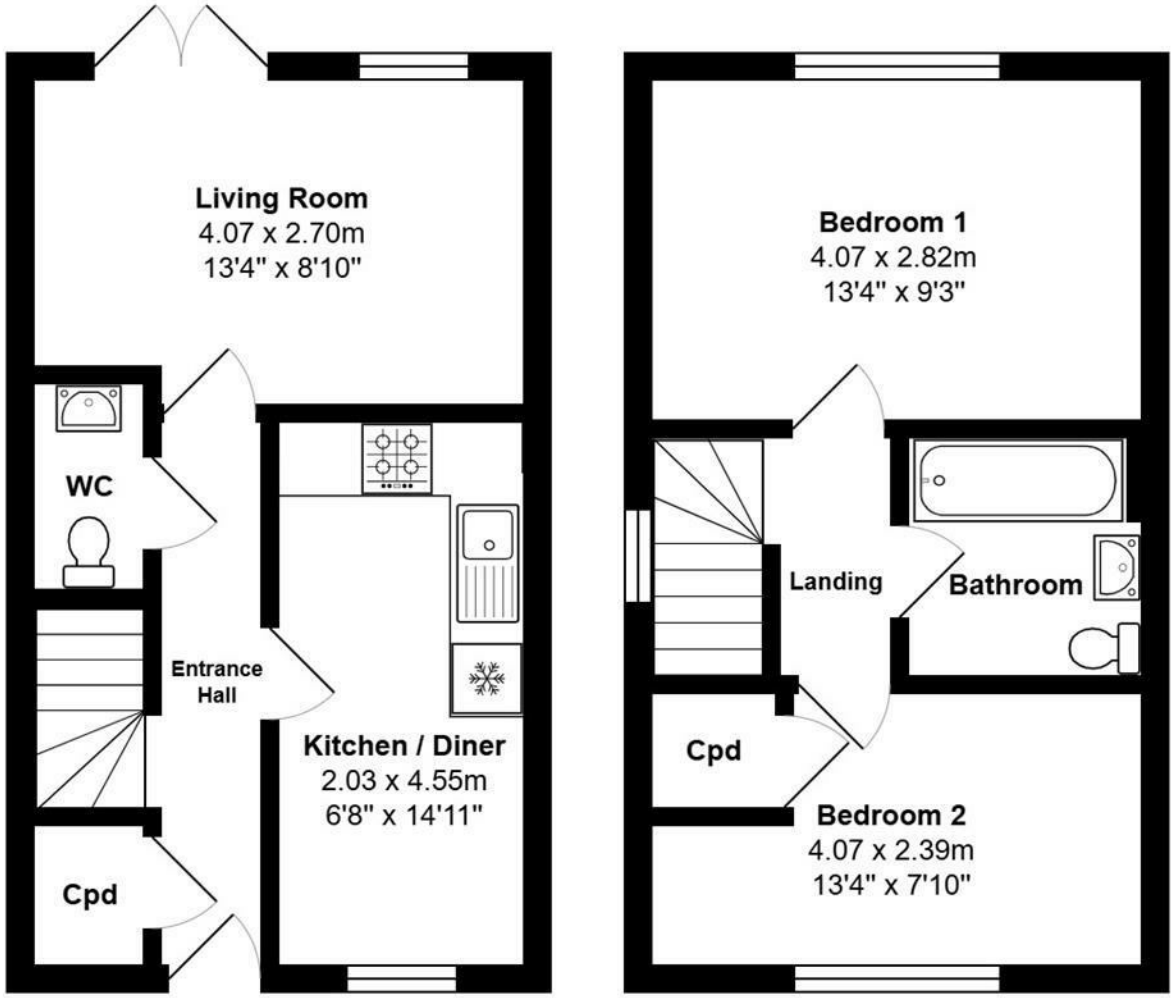
On the ground floor there is an entrance hall with stairs rising to the first floor and a cloakroom/WC. The living room overlooks the rear garden, with double doors leading onto the patio. The stylish kitchen/diner, fitted with a range of units and integrated appliances, completes the downstairs layout. To the first floor there is a landing with loft access hatch, two good size bedrooms and the house bathroom, part tiled and fitted with a white suite, including a bath with glazed screen and shower over.

Externally there is an allocated parking space and a pathway leads to the front door. Gated access is available to the enclosed rear garden, with fenced boundaries and being mainly laid to lawn, with a patio entertainment area.

The location is well served, with an array of shops and amenities readily available, being approximately 1.5 miles from the centre of Thirsk. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks available close by, plus Thirsk train station only being a short drive away.

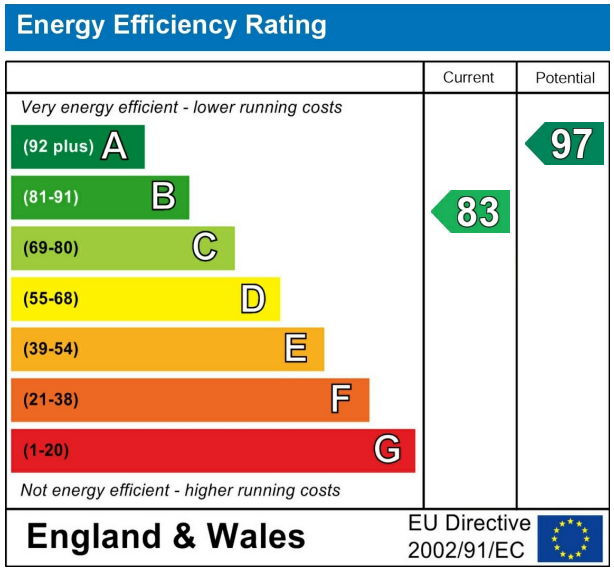
An early viewing is advised on this fantastic energy efficient home, which also benefits from gas central heating, double glazing and the balance of the new build warranty.

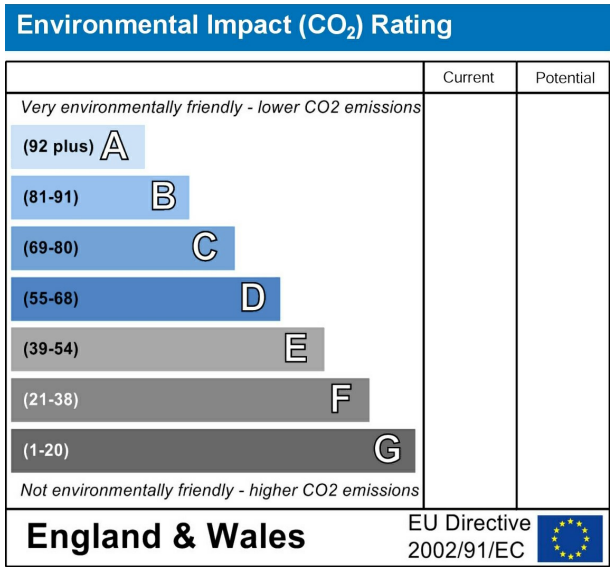
Floorplan


Living Room
4.07 x 2.70m
13'4" x 8'10"
WC
Entrance Hall
Kitchen / Diner
2.03 x 4.55m
6'8" x 14'11"
Cpd
Bedroom 1
4.07 x 2.82m
13'4" x 9'3"
Landing
Bathroom
Cpd
Bedroom 2
4.07 x 2.39m
13'4" x 7'10"

FAIRY

EPC





VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

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