





Accommodation

A stylishly presented three bedroom family home, located in the highly sought after village of Baldersby and located on a great size plot.

Having been much improved in recent years, the property has undergone a full renovation, including a lovely new kitchen and bathroom, whilst the property now offers a free-flowing open plan living space, ideal for family life. The house sits on a very generous plot, offering a lovely enclosed garden, ample parking and no doubt the opportunity to extend, subject to necessary consents.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor and a modern downstairs WC. The open plan lounge/kitchen/diner runs the full length of the house, creating a fantastic entertainment space, which flows through double doors to the rear garden. The kitchen comes fitted with a range of stylish units and integrated appliances, whilst understairs storage is available. To the first floor there is a landing with loft access hatch, three bedrooms (two generous doubles and the third with fitted storage) and the part tiled bathroom, fitted with a white suite including a bath with glazed screen and shower over.

Externally there is an extensive gravelled driveway to the front of the house, providing parking for several vehicles. There is a lawned area with hedge boundaries, which could be utilised to offer even more parking, if required. Gated access is available to the lovely enclosed rear garden, part laid to lawn and also offering an extensive patio entertainment area. A door gives access to the garage, whilst vehicle access is also available from the side street.

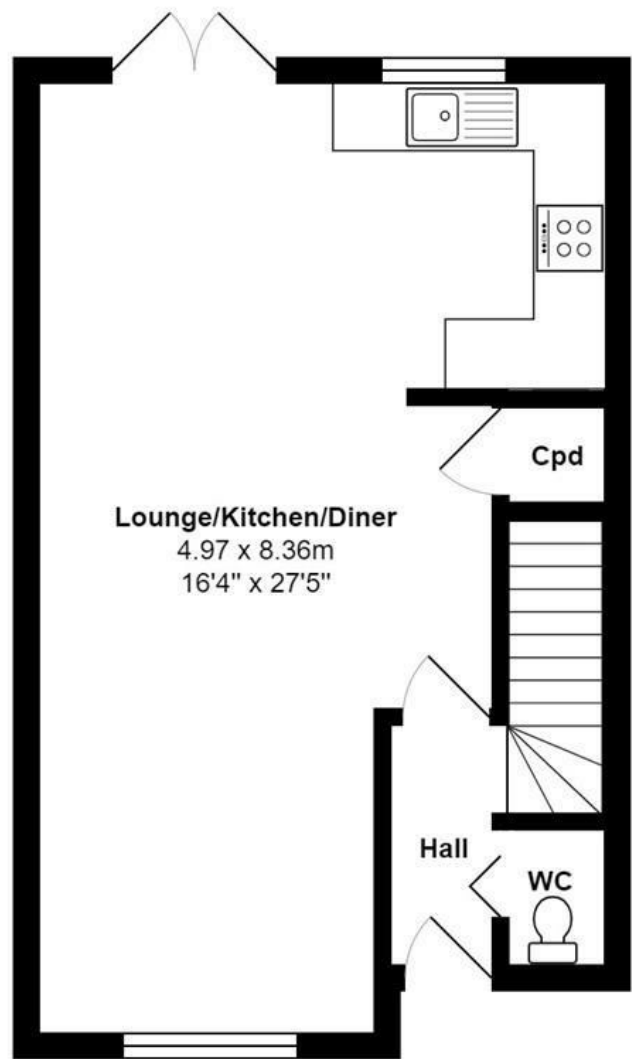
Ideally situated for access to both Thirsk and Ripon, the property offers ease of access to shops and amenities, whilst transport links are readily available, including the A1, making the location ideal for commuters.

Properties in this price bracket are rare to market in this sought after village and an internal viewing is essential to appreciate the space and plot size on offer.

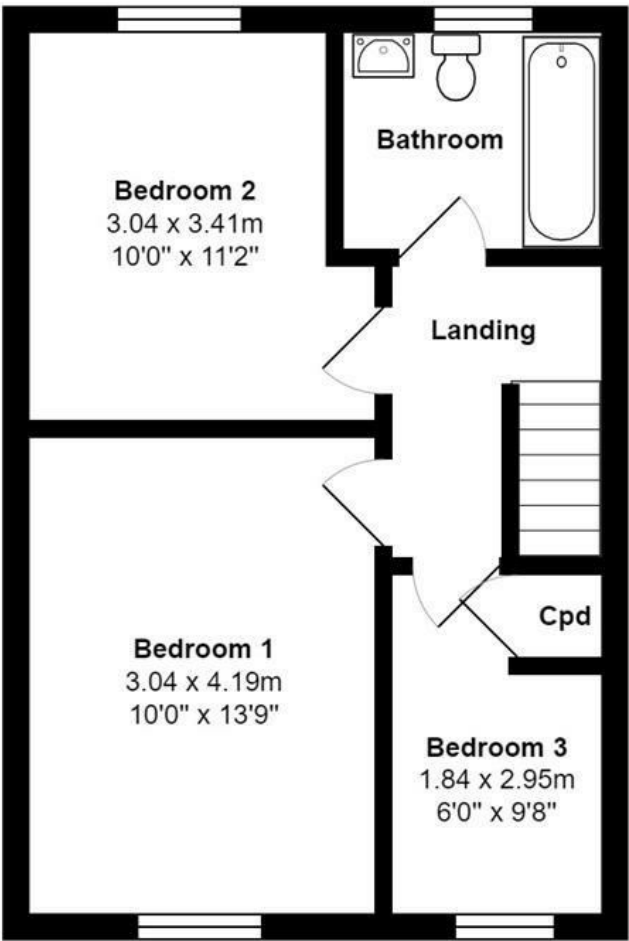




Floorplan



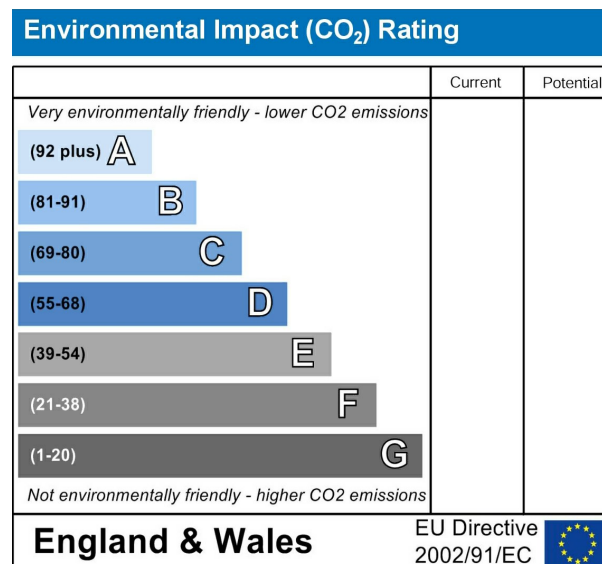
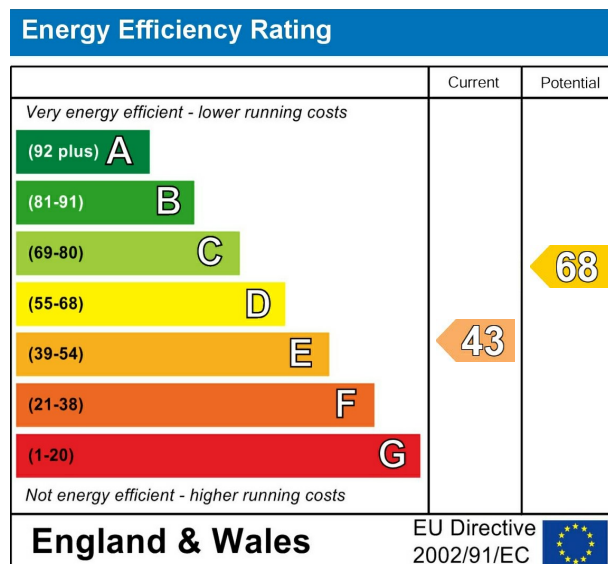
Ground Floor



First Floor



EPC



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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