

Davis
Lund

Main Street
Sessay
North Yorkshire
YO7 3BE

Guide Price £525,000





Accommodation

A spacious and beautifully presented three bedroom detached bungalow, situated to the edge of the highly sought after village of Sessay and enjoying stunning countryside views towards the white horse. The property has previously been extended and then much improved in recent years, now revealing an attractive and flexible interior, with the scope to tailor the layout to the new buyer's requirements, if they so wish.

The ever-popular village of Sessay offers a fantastic rural location and great community spirit, whilst amenities are readily available, with Thirsk being just a short drive away. Transport links are also easily accessible, including the A1(M) and A19, as well as rail links from Thirsk train station.

On entering the property, there is a good size welcoming entrance hall, with storage space and loft access. The living room offers a lovely outlook onto the front garden, with a multi-fuel stove and conservatory attached, perfect for sunny days and making the most of the views. There is a large dining room with log burning stove and bay window, giving an airy feel. Fitted with a range of units and appliances, the kitchen is generous in size, with a lovely outlook onto open countryside. From the kitchen, there is a separate utility room/store with internal access to the garage, a single bedroom/study, WC and a door giving access to the rear garden. There are two well-proportioned double bedrooms, both enjoying a lovely outlook onto the property's gardens. Fully tiled, the bathroom completes the layout and is fitted with a white suite, including a bath with handheld shower, separate shower cubicle and basin vanity unit.

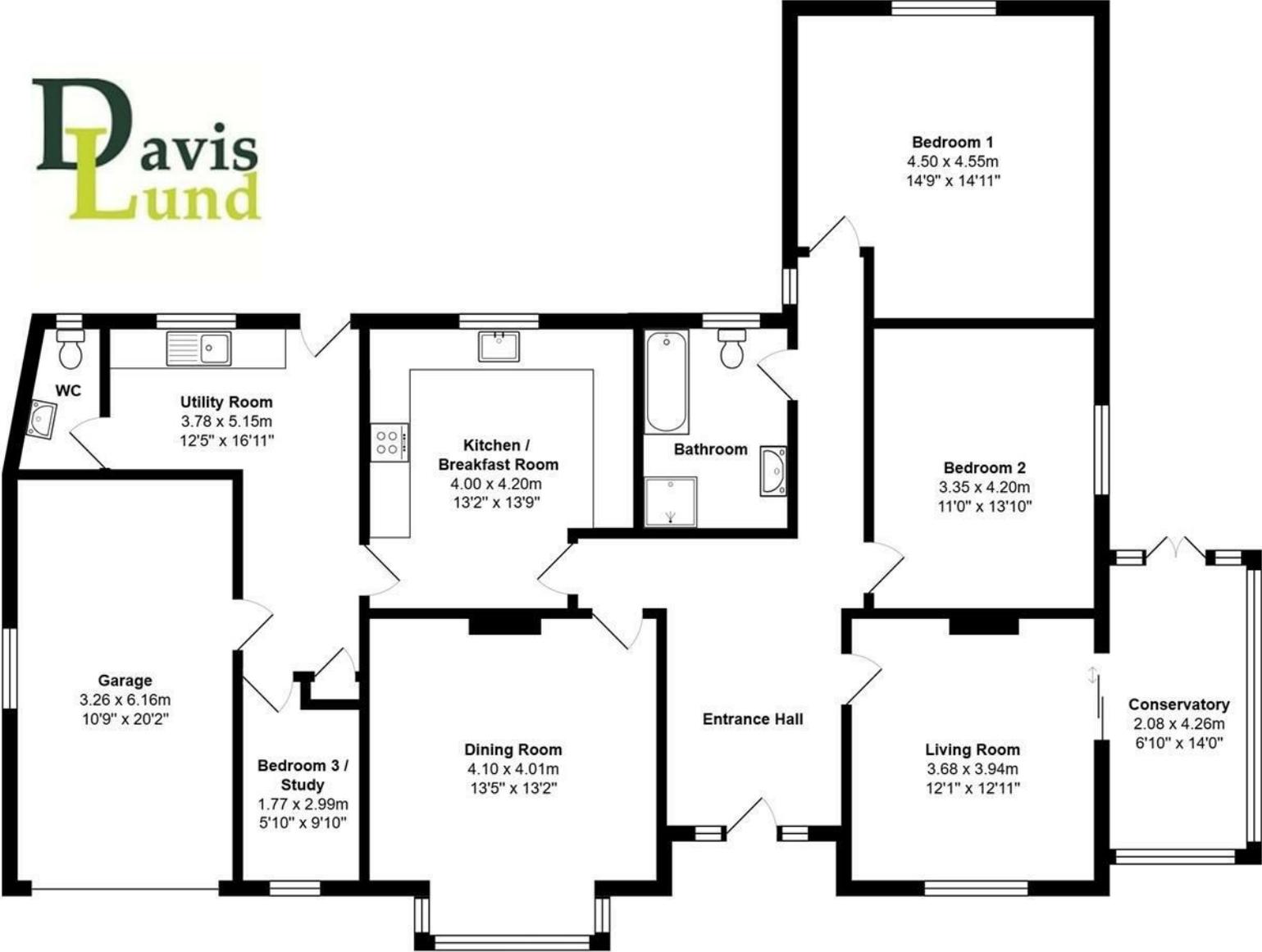
Externally, the property boasts lovely gardens to the front and rear with an idyllic outlook onto rolling fields. To the front of the property, there is a generous block paved driveway providing parking for numerous vehicles, integral garage and lawned front garden with walled boundaries. The rear garden is a real delight, mostly laid to lawn, with stocked borders and a paved patio area, perfect for outdoor living. Offering a high degree of privacy, the rear garden faces open countryside, whilst a shed provides handy storage and a summer house offers further outdoor seating, making the most of the evening sun. The property benefits from oil central heating and double glazing throughout.

Situated in such a scenic location, homes of this size and quality are rare to market at this price point and an early viewing is advised on this delightful bungalow.





Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller’s behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

