





Accommodation

A substantial five bedroom detached house, offering spacious and versatile accommodation arranged over two floors, whilst also revealing a modern and beautifully presented interior.

The layout is sure to suit a variety of purchasers, with a self contained annexe to the ground floor, ideal for purchasers wishing to incorporate an elderly relative or an occupant requiring assisted living. The property has been meticulously renovated in recent years, now offering a stylish interior, which has been finished to a high standard throughout.

The property is ideally situated for access to the centre of Thirsk, with ease of access to shops and amenities, whilst transport links are readily available, including the A19, A1 and Thirsk train station. The property is also ideally placed for access to local schools, including Thirsk School and Sixth Form College just seconds away.

On the ground floor, the main entrance door leads into an entrance porch and hallway beyond, with stairs rising to the first floor. The living room offers a fireplace with wood burning stove and glazed doors leading to the open plan kitchen/diner, with double door access to the rear garden. The kitchen comes fitted with an extensive range of modern units, incorporating a range of appliances and a breakfast bar. There is a a WC and utility, whilst the annexe reveals an open plan kitchen/living room, double bedroom and shower room, all accessed through a side entrance door. To the first floor there is a landing, four double bedrooms (two of which share an ensuite) and the house bathroom, again finished to a high standard, with both a bath and separate shower.

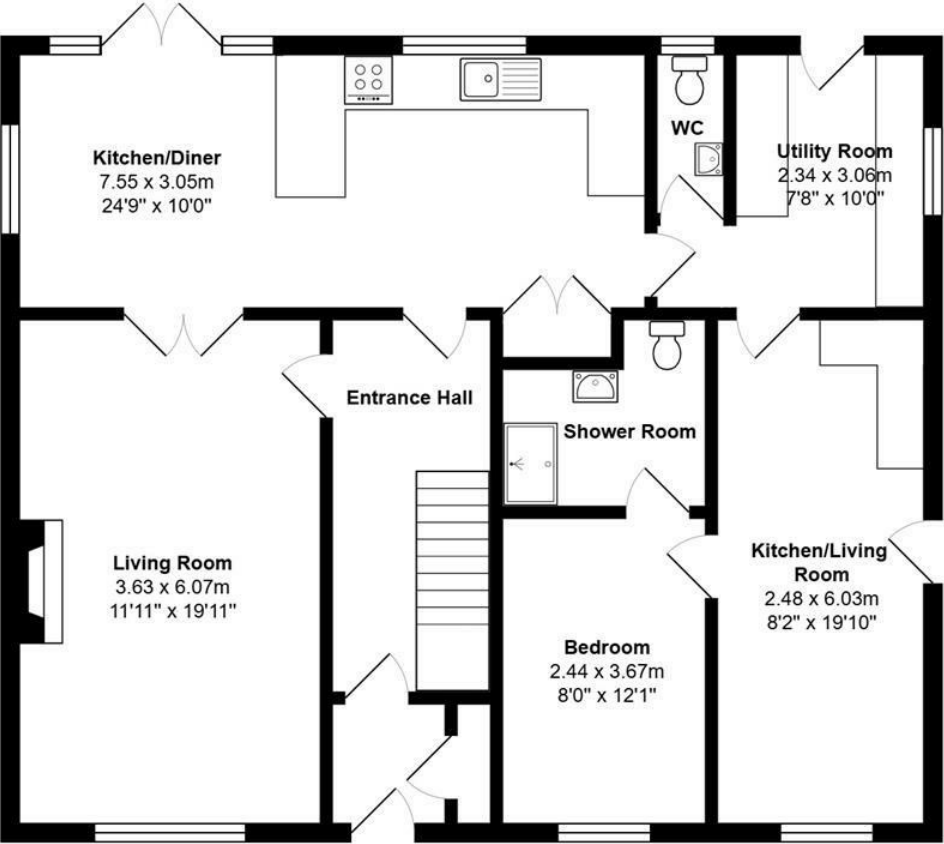
Stepping outside, there is driveway parking to the front of the house and a walled garden, whilst gated access is available to the side of the house, leading to the rear garden. The rear garden is fully enclosed and ideal for purchasers with pets and children, part laid to lawn and also offering a patio entertainment area.

This delightful home really does require an internal viewing, to appreciate the space and versatility on offer.

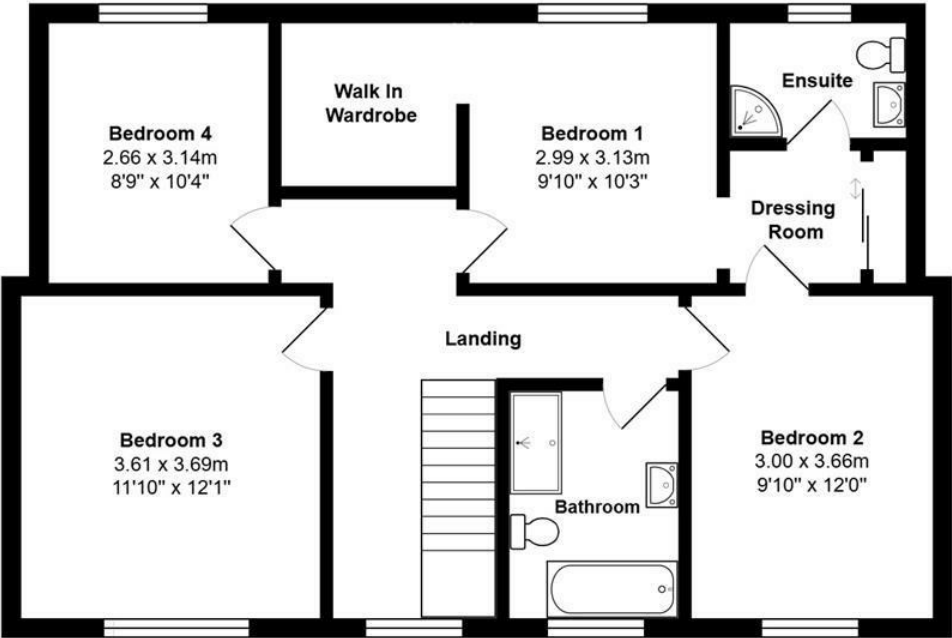




Floorplan




Ground Floor




First Floor



EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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

