

Davis
Lund

Manor Close
Topcliffe
North Yorkshire
YO7 3RH
£255,000





Accommodation

A neatly presented and neutrally decorated detached family home, situated in the highly sought after village of Topcliffe and constructed in 2011. Whilst already a good size house, the property has also had a loft conversion, creating further handy space.

The house reveals a modern interior and a lovely enclosed garden, with the added bonus of a garden room, which would no doubt suit a number of uses.

Topcliffe itself offers a number of amenities (including a public house, church, village hall and post office/general store) and ease of access to both Ripon and Thirsk, whilst the property is also ideally placed for commuters, with quick access available to both the A1(M) and A19.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor. There is a good size living room to the front of the house, with a fireplace and media wall. The open plan kitchen/diner comes fitted with a range of modern units and incorporating a breakfast bar, whilst there is a tiled floor and under stairs storage. A conservatory completes the downstairs layout, linking to the rear garden. To the first floor there is a landing with a further spiral staircase to the top floor, three bedrooms (the main having walk in storage) and the tiled house bathroom, fitted with a modern white suite, including a bath with glazed screen and shower over. On the top floor there is further loft space, with a skylight and eaves storage. The property is double glazed and gas central heating is in place, whilst there is underfloor heating to the ground floor.

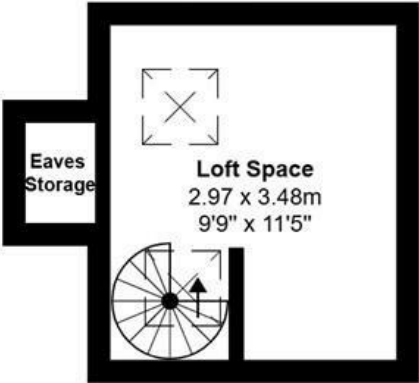
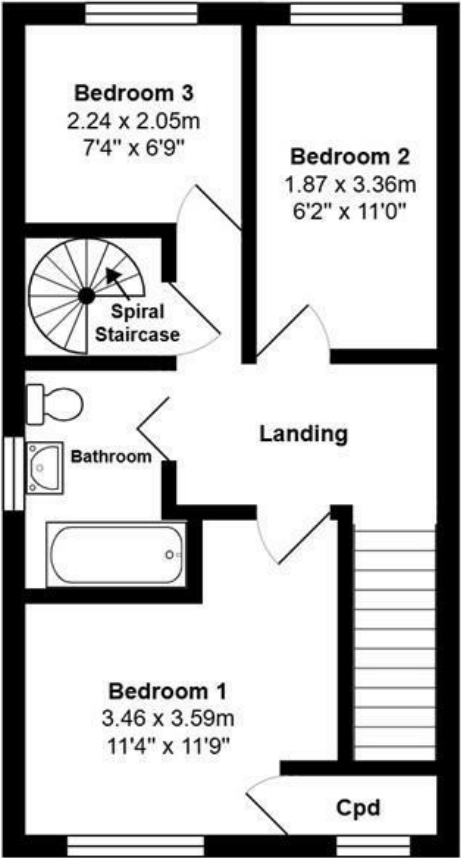
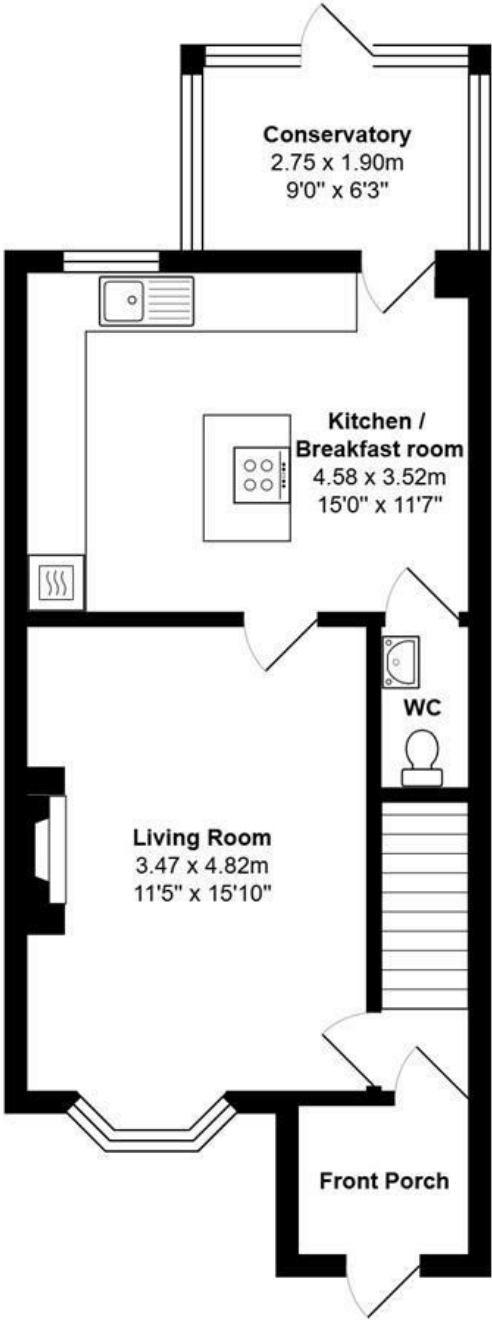
Externally there is an open lawned garden to the front of the house, with pathway leading to the front door. Gated access is available to the great size rear garden, fully enclosed and ideal for purchasers with pets and children, whilst also being designed with ease of maintenance in mind. The garden offers a number of seating options to make the most of the sun, plus a timber multi-functional garden room.

Family homes of this quality are rare to market in this price bracket and an internal viewing is needed on this lovely home.



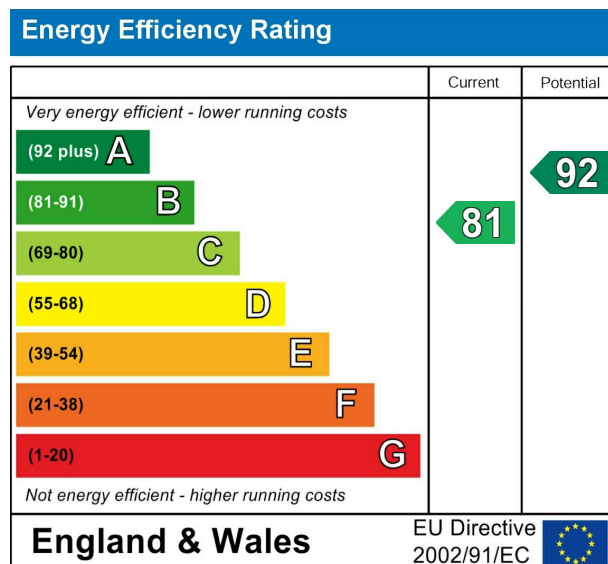


Floorplan





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.

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

