





Accommodation

A spacious detached bungalow, located on a corner plot in one of Thirsk's most popular and sought after residential areas. Situated on a generous plot, the bungalow offers good size gardens to three sides, whilst the property also benefits from a single garage and generous driveway parking.

The property offers the scope to update, giving the opportunity for the new owner(s) to renovate and reconfigure to personal taste. Originally a three bedroom property, the third bedroom has been utilised as a dining room and it is now accessed open plan from the hallway. This could easily be reverted if required and the property also undoubtedly offers extension potential, subject to necessary consents.

Offered for sale with no onward chain, 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 and Thirsk train station.

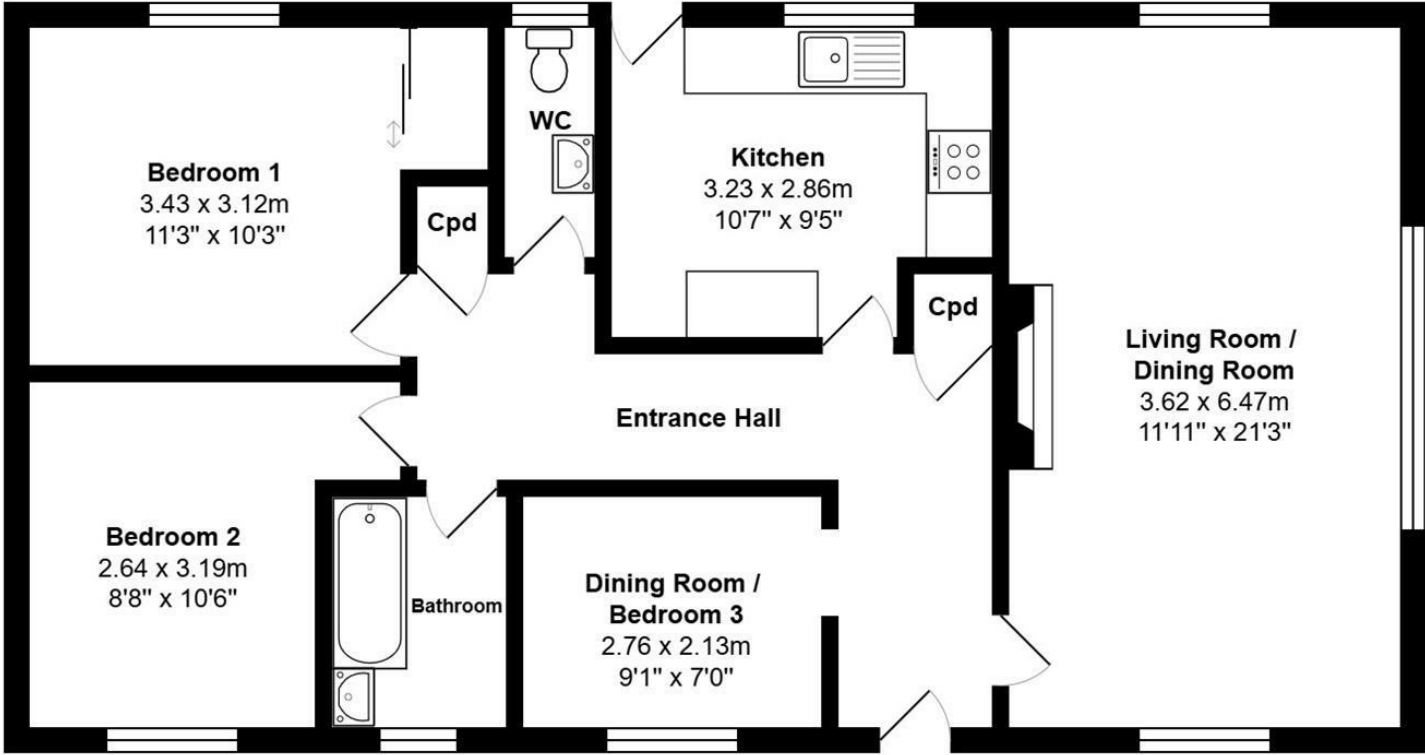
The main entrance door leads to an entrance hall with two storage cupboards and loft access, there is a good size lounge/diner with triple aspect windows, breakfast kitchen fitted with a range of units and offering access to the rear garden, two good size double bedrooms (one with fitted wardrobes), dining room/third bedroom with outlook to the front garden, bathroom fitted with a shower over and a basin, plus a separate WC.

Externally the property is approached via the driveway, leading to the lawned front garden, with walled borders, mature foliage and a pathway leading to the front door. The driveway offers parking, which in turn gives access to the garage with up and over door, power and light. There are good size side and rear gardens, once again part laid to lawn and also requiring work. The property benefits from double glazing throughout and gas central heating.

Homes with this much potential and in this sought after area are rare to market and an early viewing is advised.











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.

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