





Accommodation

A spacious and immaculately presented two bedroom top floor apartment, located on a quiet and highly sought after development, just a short walk from the centre of Thirsk and also offering a lovely outlook.

The apartment has been much improved by the current owner, creating a turn-key property, which is ready to move into.

The property's location is well served, with an array of shops and amenities readily available, being less than a mile from the centre of Thirsk. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks available close by, plus Thirsk train station only being a short walk away.

On the ground floor, a phone entry system gives access to the communal entrance hall, with stairs rising to the upper floors and an entrance door leading to the private entrance hall, with two large cupboards providing handy storage. The living accommodation is a good size and enjoys a double aspect, feeling particularly light and airy, whilst there is ample space for a dining table and seating area. The kitchen comes fitted with a range of modern wall and base units, plus some integrated appliances. There are two good size double bedrooms, and the part tiled shower room, fitted with a modern white suite, including a large walk-in shower enclosure. The apartment is double glazed and modern electric heating has been fitted.

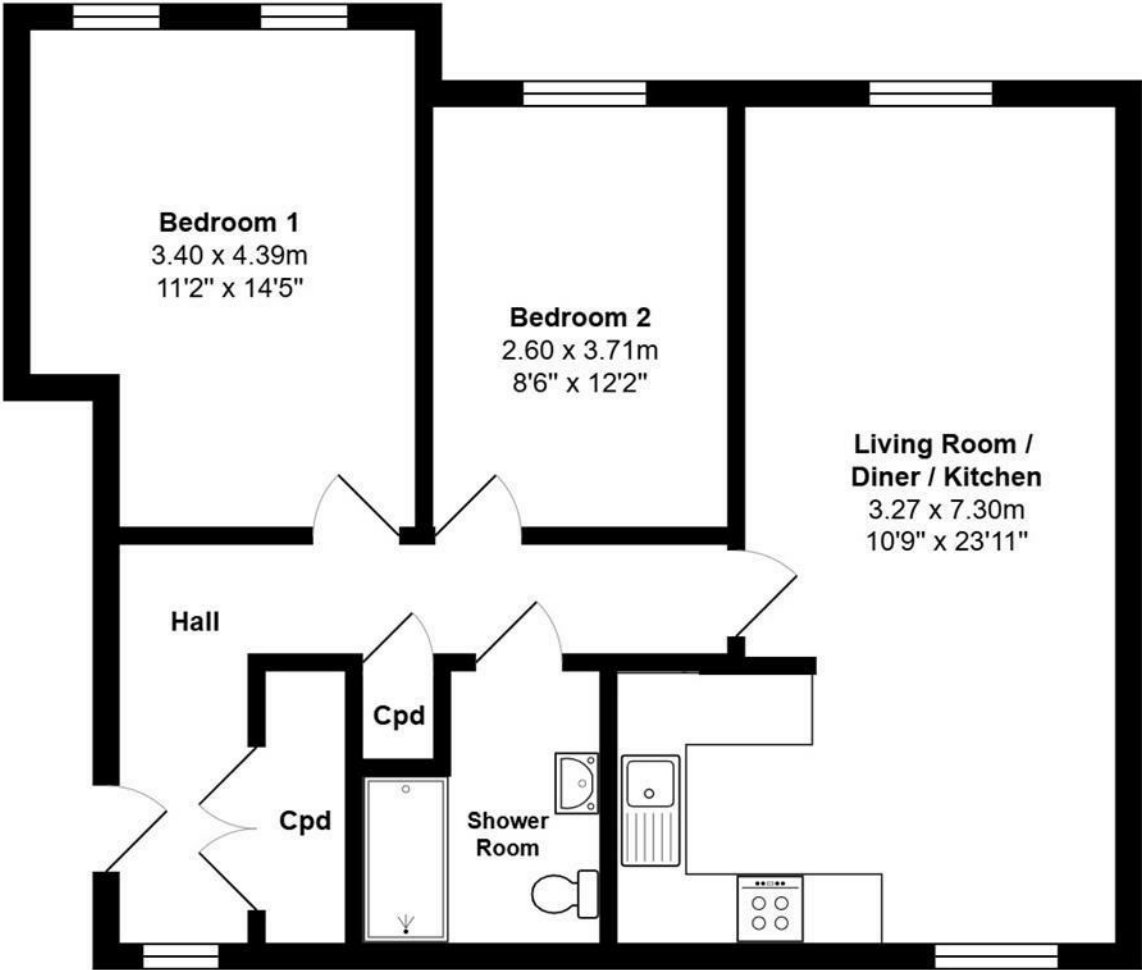
Externally the apartment enjoys a lovely setting, including a lovely open outlook, over well-kept grounds. The apartment offers an allocated parking space, whilst a bin and bike store, are also available.

Ready to move into, this highly desirable apartment is assured to appeal to a variety of purchasers, not least first time buyers and investors.





Floorplan





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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