







## **Accommodation**

A stylishly presented ground floor apartment, tucked away in a small cul-de-sac and enjoying a peaceful setting, whilst revealing a well proportioned, light and airy interior, which is neutrally decorated and immaculately kept throughout.

Situated on a highly sought after small development, the property could not be more handily positioned, with access to the centre of Thirsk within seconds and an array of shops and amenities readily available. Motor links, including the A19 and A1 are also easily accessible, whilst Thirsk train station is only a short walk/drive away.

The property is being marketed to buy to let investors, or purchasers looking to move into the property in the future, as the current owner is looking to rent back the property, whilst they wait for a suitable property to come to market, which they are currently on a waiting list for.

On the ground floor the main entrance door leads to a communal entrance hall, which services just two apartments. A further door leads to the private entrance hall, with a large fitted storage cupboard. The living room is a great size, offering a range of fitted cupboards, providing handy storage. The kitchen/diner is fitted with a range of units and some integrated appliances, whilst it also housing the gas central heating boiler. There are two good size bedrooms and the shower room, fitted with a white suite and also offering space and plumbing for the washing machine.

Stepping outside there is a private low maintenance paved garden, with steps up the front door and planted borders. Access is available to the bin storage area, which is shared with the neighbouring apartment. Pedestrian access is available back to the main street, where two allocated parking spaces are located.

The desirable location and immaculate interior make this a must view property for purchasers looking for an investment/future retirement property in a central location.

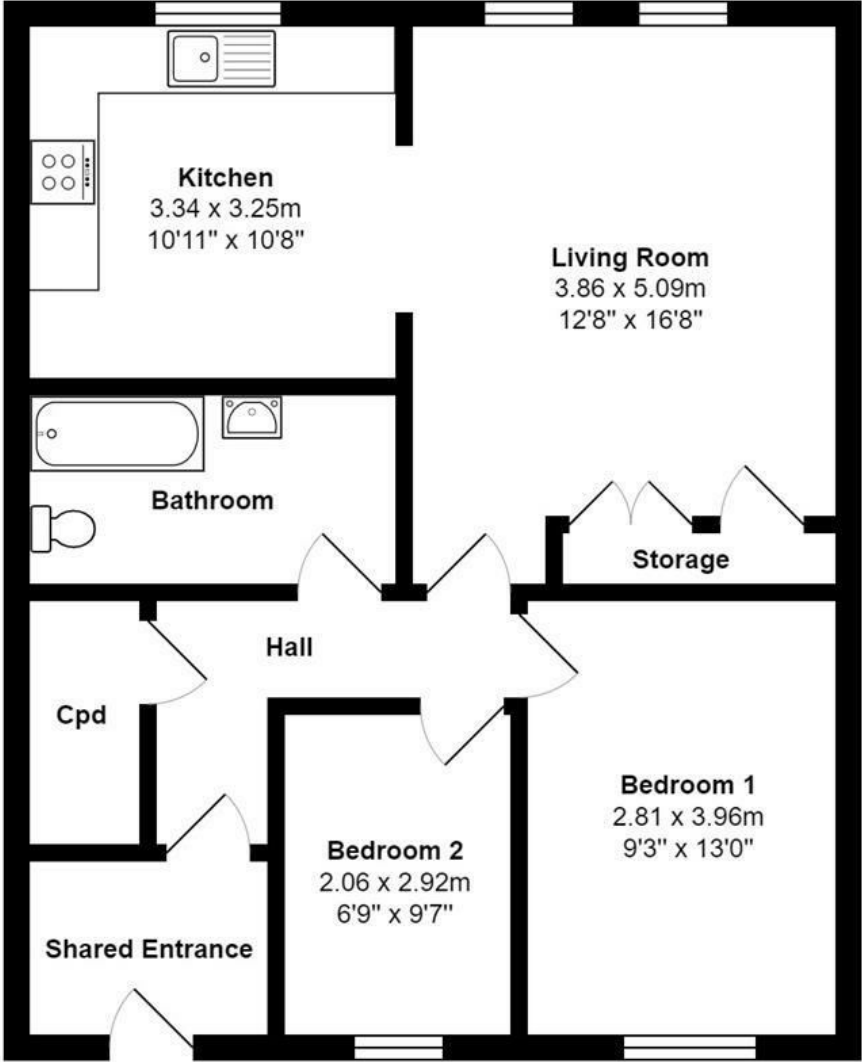




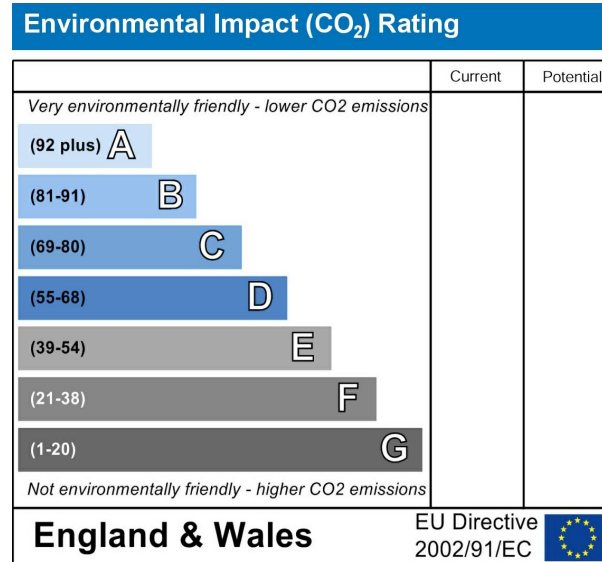
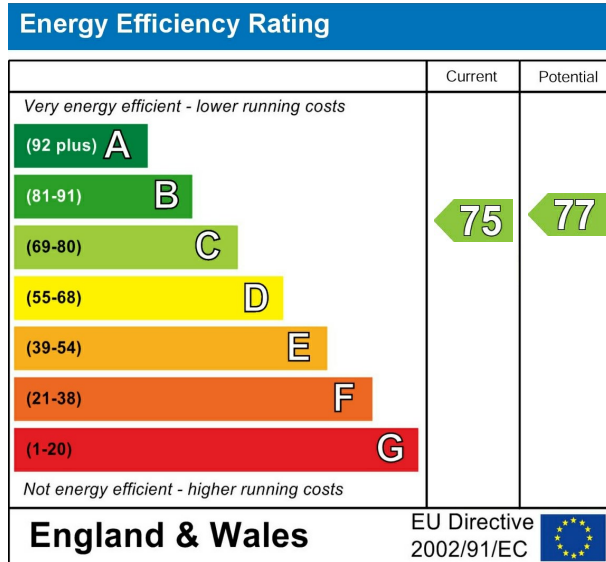




Floorplan



EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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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