

Davis
Lund

Station Road
Thirsk
North Yorkshire
YO7 1QF

Offers Over £400,000





Accommodation

A substantial detached dormer bungalow, situated on a fantastic size plot and revealing spacious accommodation and delightful gardens. The layout offers great flexibility, sure to be of interest to a range of purchasers and there are endless opportunities for this lovely home. The property has been much loved and well maintained, whilst it does now offer the opportunity to modernise to personal taste.

The large garden offers the scope for annexe potential, whilst the loft storage room is also ripe for conversion, all of course subject to necessary permissions and consents.

Offered for sale with no onward chain, the bungalow is ideally situated for access to the centre of Thirsk, with ease of access to shops, amenities and primary/secondary schools, whilst transport links are readily available, including the A19 and A1. Thirsk train station is just a short walk away, whilst the property is also on a bus route.

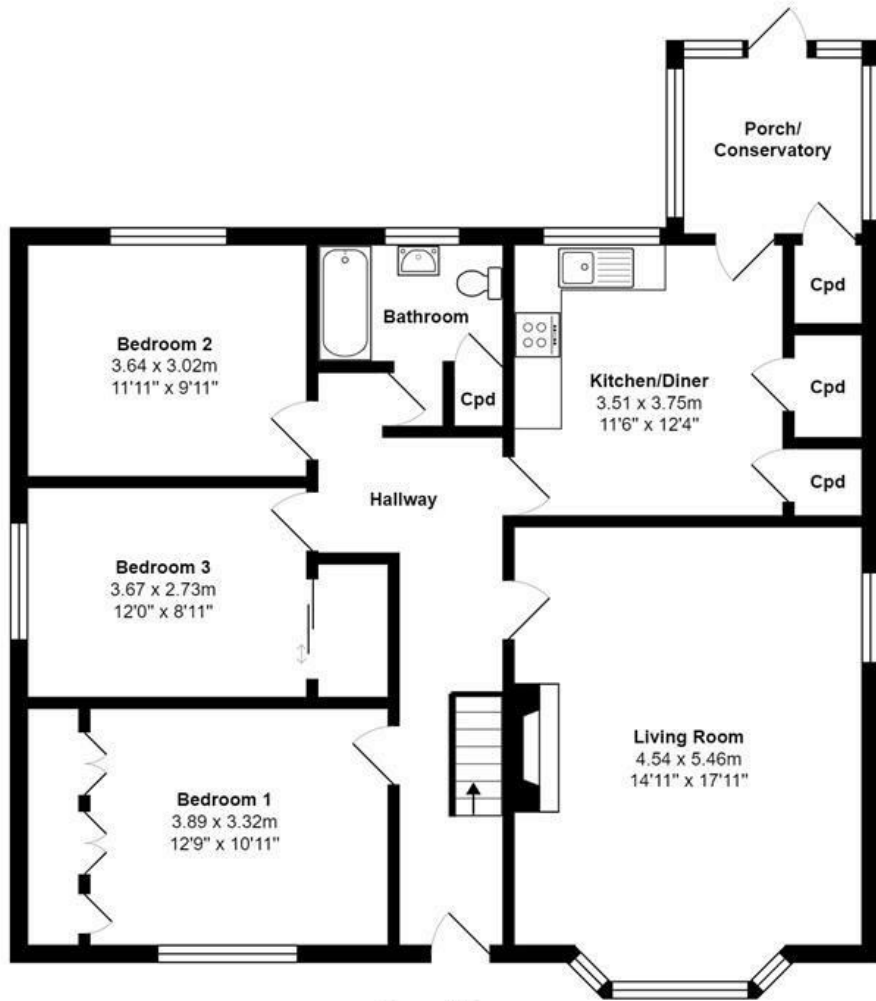
On the ground floor the main entrance door leads to a spacious entrance hall, with stairs rising to the first floor. There is a generous size double aspect living room with a gas fire to the front of the property, the kitchen/diner comes fitted with a range of units and two storage cupboards, whilst steps lead down to the porch/conservatory, which overlooks the rear garden. There are three bedrooms to the ground floor, two offering fitted storage and the part tiled bathroom, fitted with a white suite and offering further storage. To the first floor there is a landing with shower cubicle, large double bedroom with sink and fitted storage, plus a further store room, which offers potential to convert with permission and it would create a further double bedroom.

Externally a driveway provides parking for several vehicles and gives access to the single garage. There is a well stocked front garden, part laid to lawn and with an open aspect to the front, overlooking the racecourse. The rear garden is a great size and again well stocked, with an array of shrubs, plants and trees of privacy. There is a greenhouse and large store/workshop, which would no doubt suit a number of uses.

Homes in this sought after area are rare to market, especially situated on such a good size plot and with so much potential, so this infrequent opportunity is not to be missed.



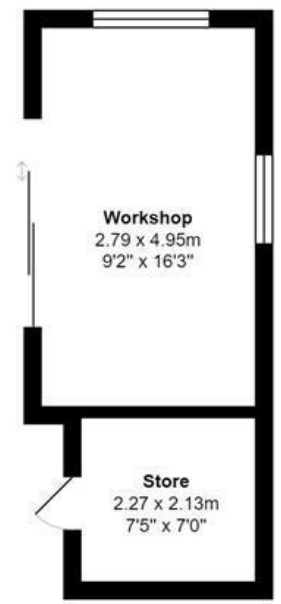




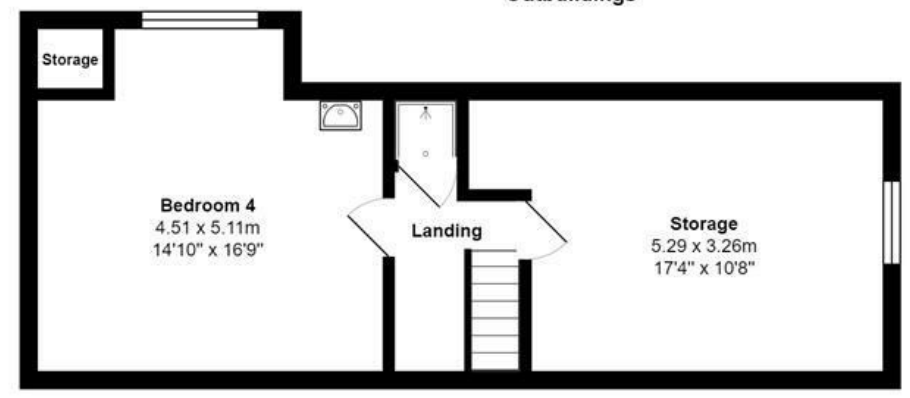
Ground Floor



Garage




Outbuildings




First Floor



EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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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