







## **Accommodation**

A spacious and stylishly presented two double bedroom first floor apartment, located on a highly sought after river side development, which could not be better placed for access to the centre of Thirsk, whilst also offering a lovely outlook.

The apartment reveals a freshly and neutrally decorated interior, ready to move into and ideal for a range of purchasers, including first time buyers, buy to let investor and those looking to downsize.

First sold from new in 2018 and having had just one owner, the property reveals a high specification finish, with a heat recovery/ventilation system in place and electric underfloor heating throughout, with separate thermostatic heat controls in each room, all helping to produce a high energy efficiency rating.

Ideally placed for access to the centre of Thirsk, a vast array of amenities are available on the doorstep, whilst countryside walks and transport links are readily available, including the A1, A19 and Thirsk train station.

On the ground floor, intercom access is available into the well kept communal entrance hall, with stairs rising to the upper floors. Access is available into the entrance hall, with a large storage cupboard. The open plan living room is a great size, making a fantastic relaxing and entertaining space, whilst the Juliet balcony makes the most of the stunning riverside views. The kitchen comes fitted with an extensive range of modern units, whilst also being equipped with a full range of integrated appliances. The main bedroom again enjoys riverside views, whilst also offering a stylish ensuite shower room. The second bedroom is a further double, whilst the part tiled bathroom is again stylishly fitted, with a white suite, including a bath with glazed screen and shower over.

Externally there is a private parking space, whilst further guest parking and a bin store is also available.

Offered for sale with no onward chain, this modern spacious apartment is a must to view, to appreciate the quality and setting on offer.



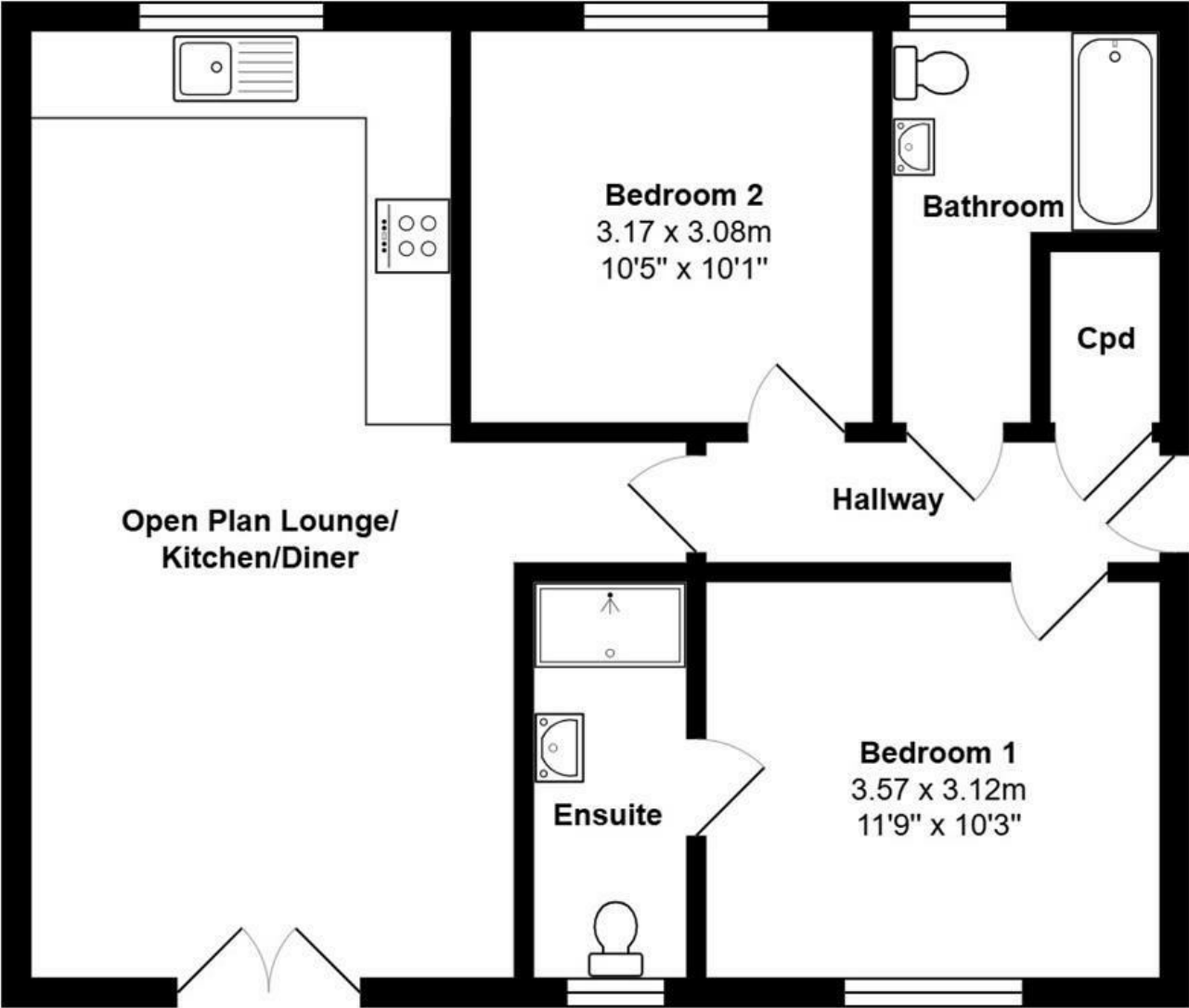








Floorplan

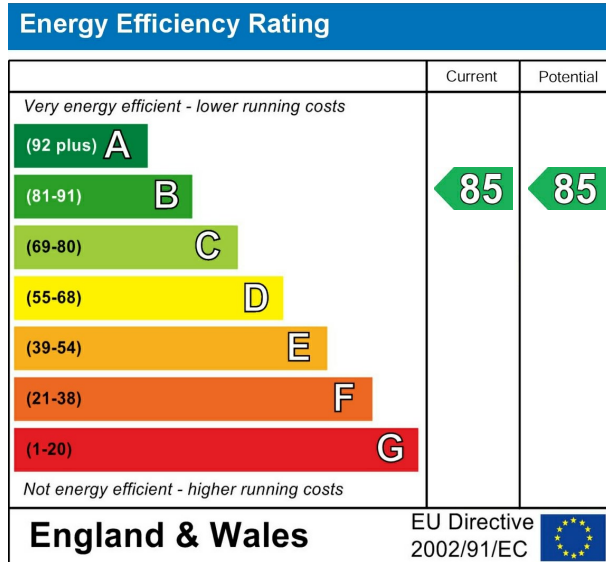








EPC



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.

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

