





Accommodation

A well maintained four bedroom mid-terraced family home, situated in the highly sought after village of Topcliffe and offered for sale with no onward chain. The property has already been extended, whilst it does now offer the opportunity to update to personal taste, but the opportunities are endless. The loft space has also been part converted, whilst this could always be officially converted should the new owner(s) wish, subject to necessary permissions and consents.

On the ground floor the main entrance door leads into the glazed entrance porch and entrance hall beyond, with stairs rising to the first floor. There is a good size living room, with access into the conservatory, which enjoys views over the rear garden. There is a dining area and kitchen, fitted with a range of units and offering understairs storage. To the first floor there is a landing, four bedrooms (two with fitted storage) and the shower room, part tiled and fitted with a white suite. Ladder access is available from the fourth bedroom, leading to the loft space, with eaves storage and skylights flooding the space with light. The property is double glazed and gas central heating is in place.

Externally there is an open lawned garden to the front of the house, with pathway leading to the front door. The garden is well stocked and established, with numerous plants and shrubs. Pathway access is available to the good size rear garden, which is designed with ease of maintenance in mind, part gravelled and with two large patio entertainment areas.

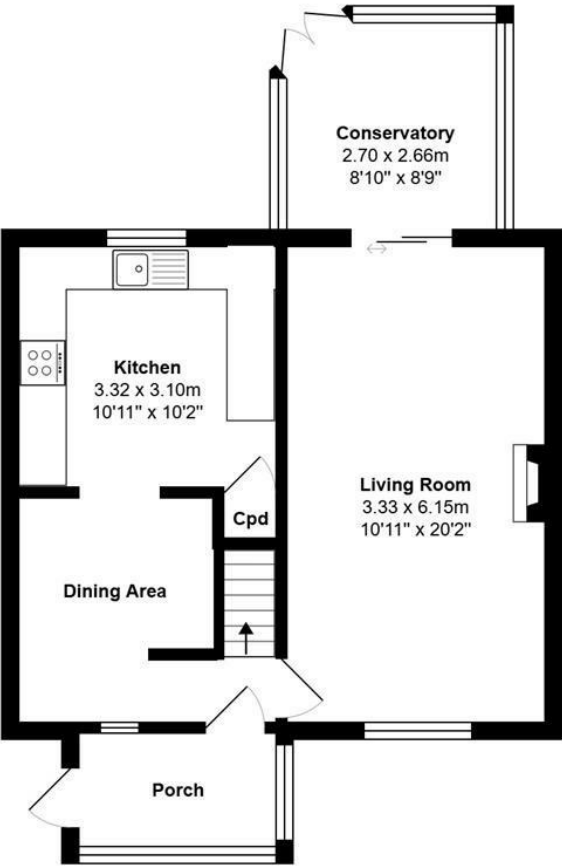
Topcliffe itself offers a number of amenities (including a public house, church, village hall and post office/general store) and ease of access to both Ripon and Thirsk, whilst the property is also ideally placed for commuters, with quick access available to both the A1(M) and A19.

Family homes are rare to market in this price bracket and an internal viewing is needed to appreciate the size and potential on offer.

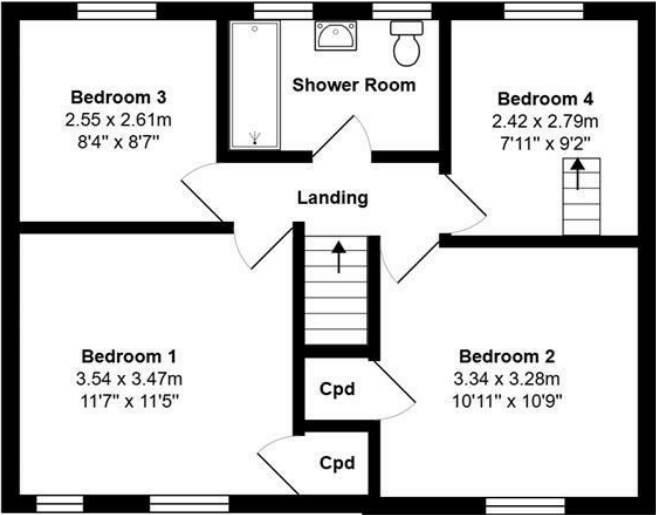




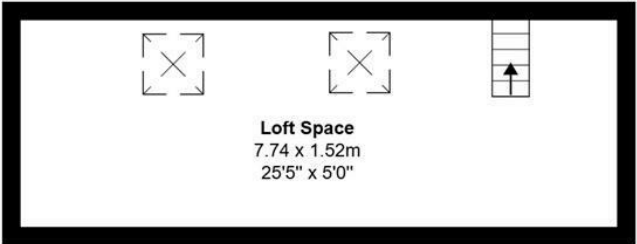
Floorplan



Ground Floor



First Floor

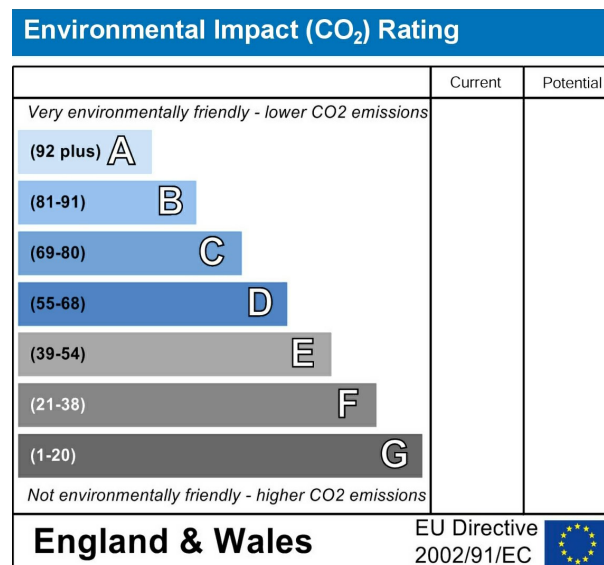
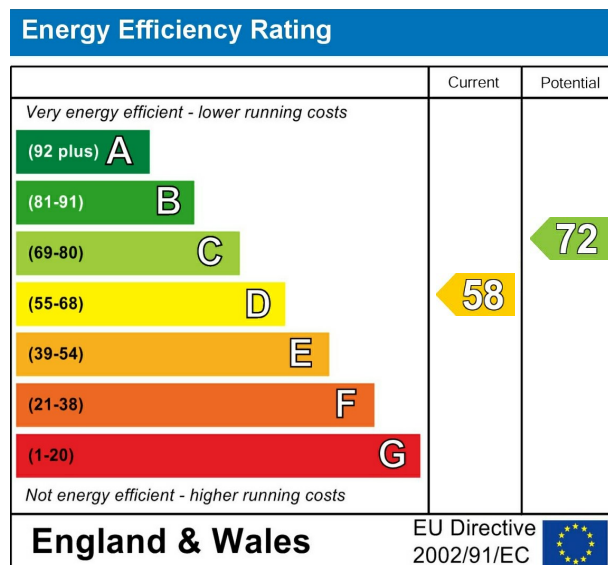


Second Floor





EPC



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.

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

