

Davis
Lund

East Lea
Topcliffe
Thirsk
YO7 3RR

Guide Price £245,000





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.

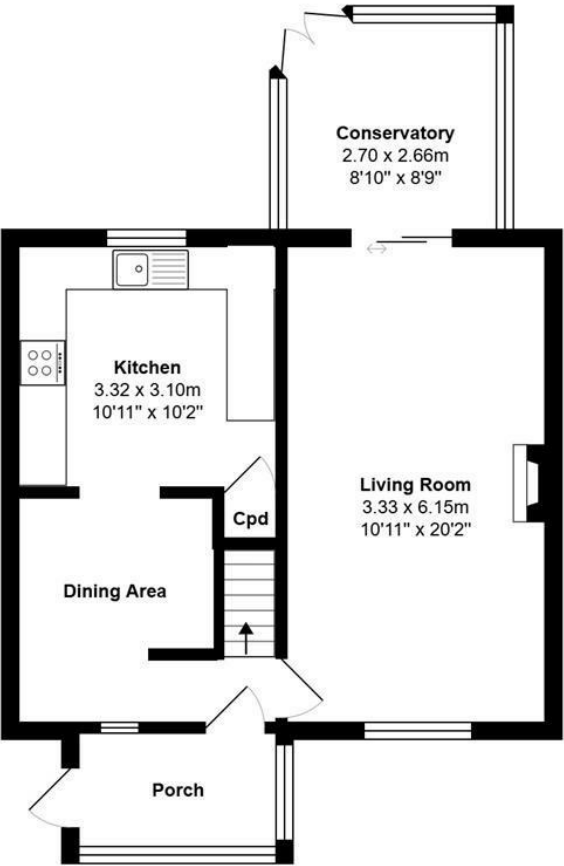
Topcliffe itself offers a number of amenities (including a public house, church, village hall and post office/general store) and ease of access to both Ripon and Thirsk, whilst the property is also ideally placed for commuters, with quick access available to both the A1(M) and A19.

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

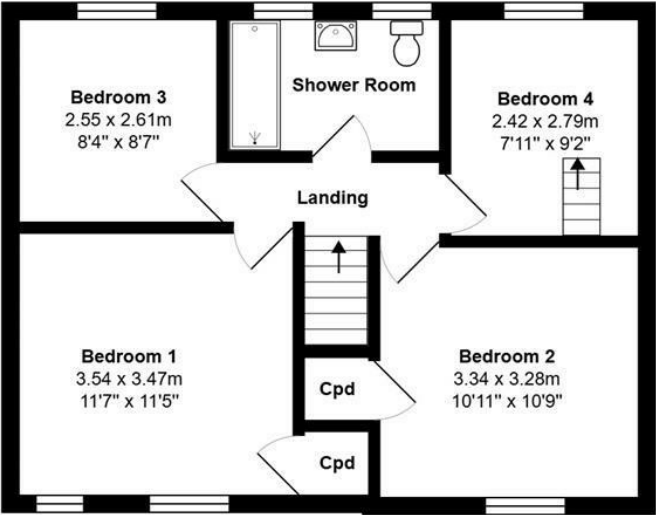




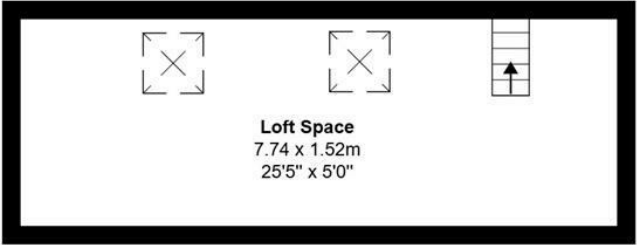
Floorplan



Ground Floor



First Floor





Second Floor





EPC

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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