Davis Lund

Hazel Wood Crescent
Thirsk
North Yorkshire
YO7 3FR

Guide Price £200,000











Accommodation

Located on a highly sought after development, this immaculately presented two bedroom terraced home reveals a stylish and neutrally decorated interior.

The house is sold with the balance of the new build warranty still in place, whilst the property also offers double glazing and gas central heating, aiding a high energy efficiency rating.

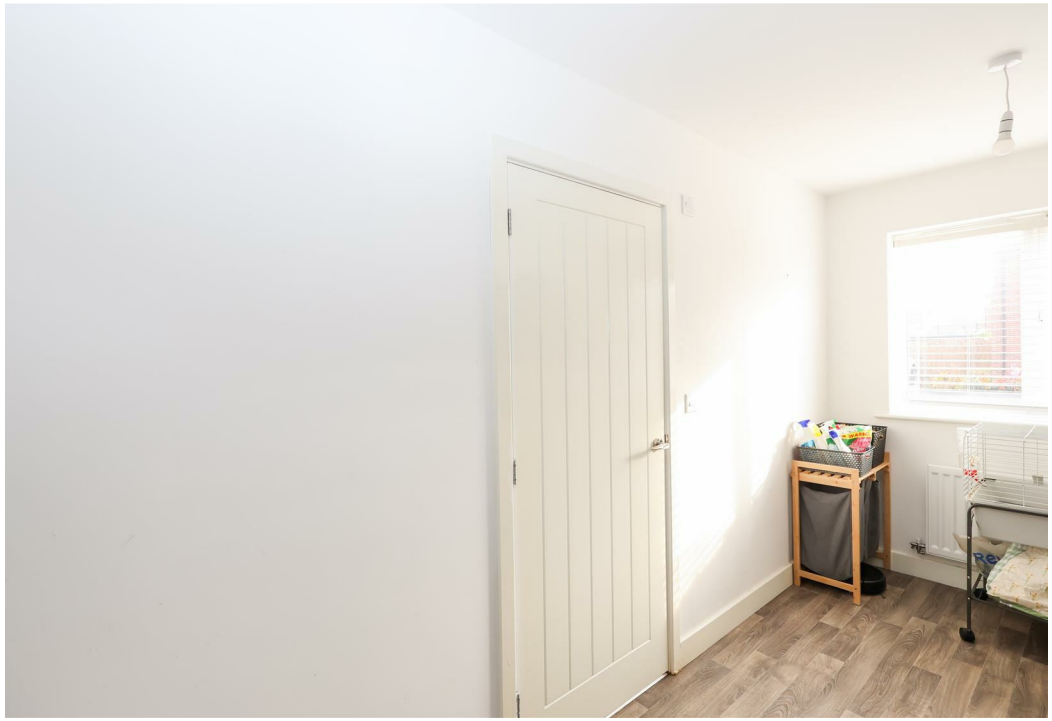
Situated on a highly desirable development in the sought after Sowerby part of Thirsk, the house is ideally placed for local schools, shops and leisure facilities. There is ease of access to the A19 and A1M, whilst Thirsk train station is also just a short drive away and a supermarket available very close by.

On the ground floor there is an entrance hall, with stairs rising to the first floor and laminate flooring. There is the living room to the rear of the house with patio doors giving access to the garden, a downstairs WC and stylish kitchen/diner, fitted with a range of modern units and appliances, whilst there is also space for a dining table, and a handy storage cupboard completes the downstairs layout. To the first floor, there is a landing with loft access, generous airy main bedroom with a lovely outlook onto the garden, a further double bedroom and the part tiled house bathroom, fitted with a white suite including a bath with shower over.

Externally there is off street parking for one vehicle to the front of the house and a further shared parking space with the neighbouring property. The rear of the property boasts a fully enclosed garden with fenced boundaries, ideal for purchasers with children or pets. The garden is mostly laid to lawn, whilst also offering a raised decking area, fantastic for outdoor living and entertaining.

This modern and highly desirable home demands an internal viewing, to appreciate the accommodation on offer.









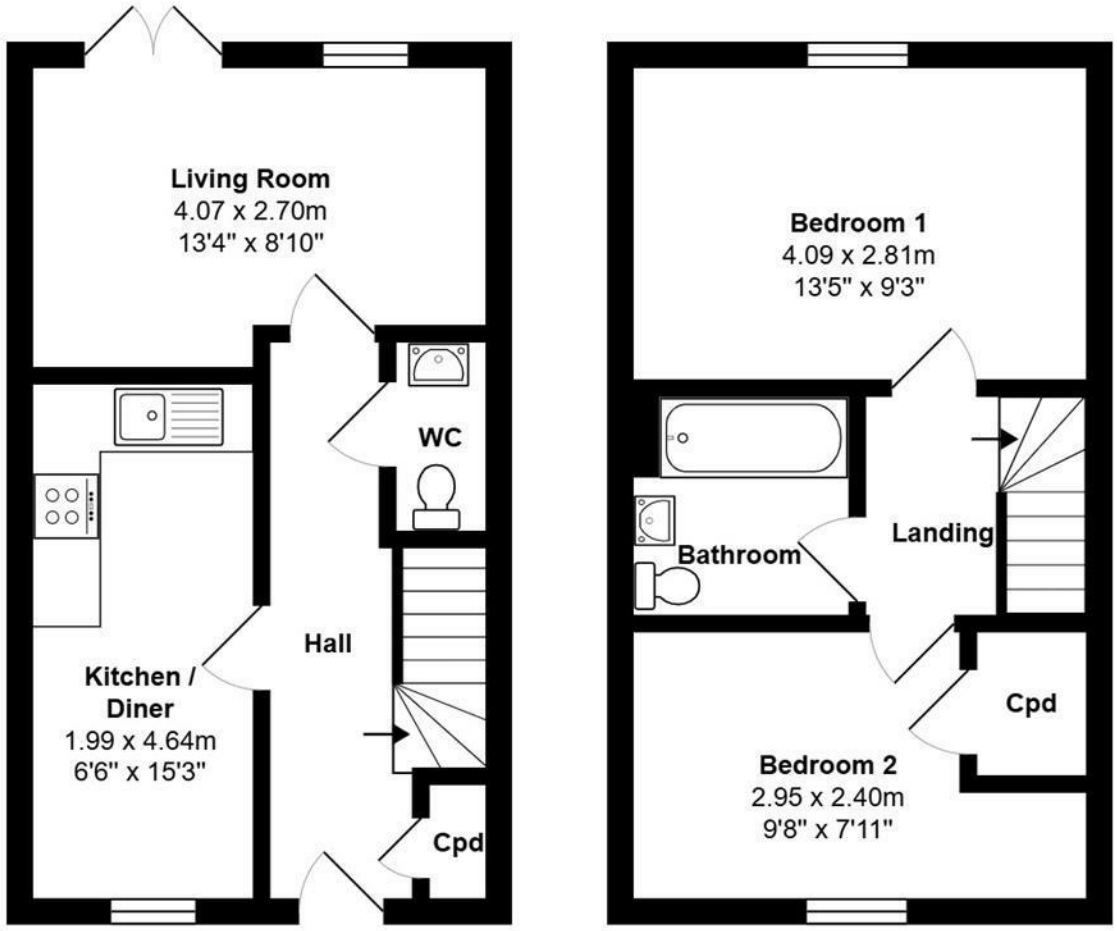








Floorplan



Davis Lund

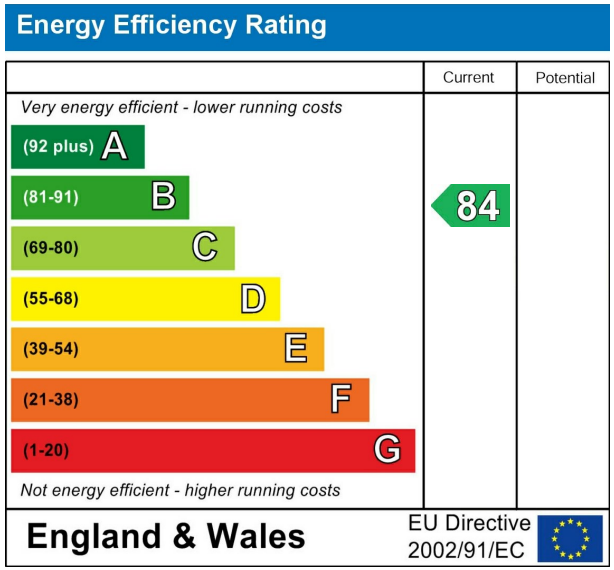


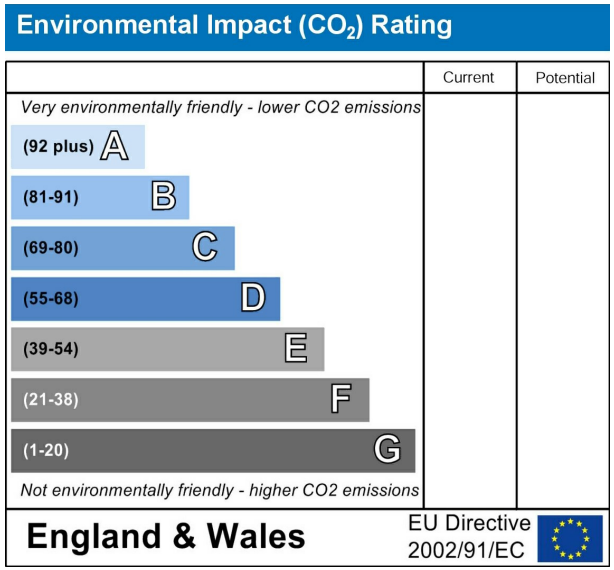






EPC





VIEWING BY APPOINTMENT ONLY - 01765 602233 - 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