









## **Accommodation**

A lovely three double bedroom detached dormer bungalow, situated on a generous plot and located in a highly sought after area on the south side of the city, ideally placed for amenities and just seconds away from open countryside. This is certainly not your average bungalow, with generous proportions throughout and the outside space to match. Whilst it is sure to attract purchasers looking for a bungalow, it could just as easily serve as a family home, as it has done previously.

The property has been much loved and well maintained, whilst it does now offer the scope to update to personal taste in areas and there is also the opportunity to adjust the layout to suit the new buyer's requirements, or even extend due to the good size plot, subject to necessary consents of course. The property features gas central heating and double glazing, whilst it also offers solar panels and an electric car charger point.

On the ground floor a side entrance door leads into the entrance hall, with stairs rising to the first floor and leading open plan into the living room, fitted with a brick fireplace. The kitchen/diner overlooks the rear garden, with a side entrance door and patio doors leading the rear garden. The kitchen comes fitted with a range of units, whilst the dining area houses the gas central heating boiler. There is a great size main bedroom with a range of fitted bedroom furniture and wardrobes, plus the downstairs shower room, which is also fitted out as a utility room. To the first floor there is a landing with loft access and a storage cupboard, two good size double bedrooms with eaves storage and the bathroom, fitted with a bath and shower over.

Externally there is a good size driveway to the front of the property, providing parking and giving access to the single garage. There is a low maintenance garden to the front and gated access to both sides of the property, leading to the fantastic size rear garden. The rear garden is fully enclosed and it enjoys a high degree of privacy, whilst also attracting a lot of sun throughout the day and being ideal for purchasers with pets and children. A covered walkway leads to the garage, which is split into two sections, including the main garage and further good size store/workshop, which could be converted to suit a number of uses, again subject to necessary permissions.

Located in a sought-after residential area on the south side of the city, the property is situated close to schools and amenities, whilst also being near to open countryside. The bypass is available close by, whilst the bungalow is also situated close to the 36 bus route, giving ease of access to Harrogate and Leeds.

Sold with no onward chain, properties in this sought after area are rare to market and an early viewing is advised on this delightful home.

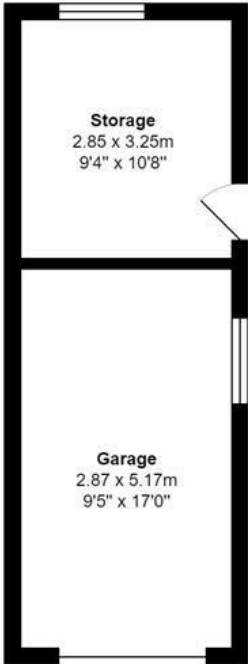




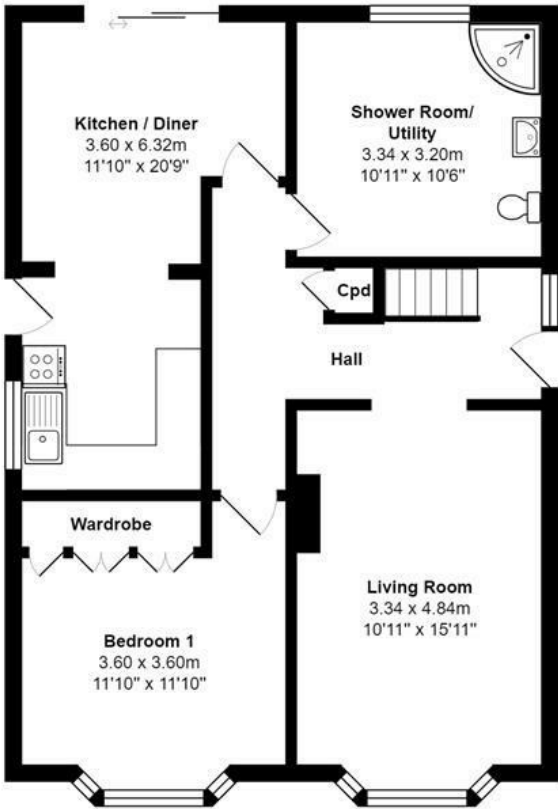




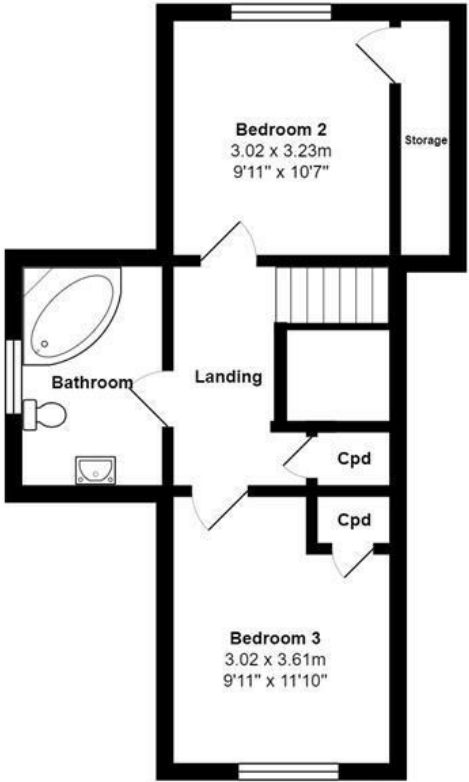
Floorplan



Outbuildings



Ground Floor



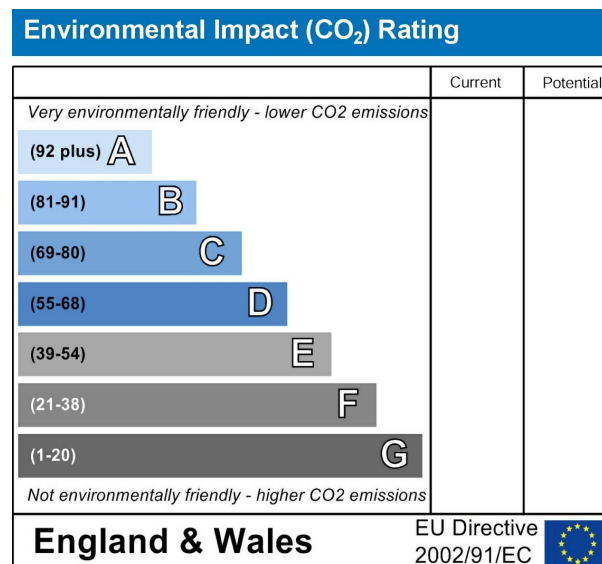
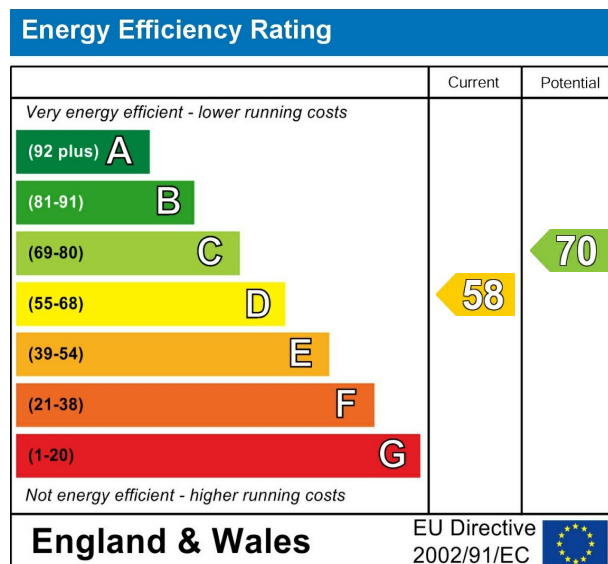
First Floor







## EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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