





## **Accommodation**

A lovely three bedroom semi-detached house, constructed approximately six years ago and situated on an ever popular development to the outskirts of Boroughbridge. The property reveals well maintained neutral accommodation and a good size enclosed rear garden, whilst parking is also available.

Offered on a 50% shared ownership basis (£494.81 rent currently paid monthly on the subsequent 50%), the property is ideal for first time buyers wanting to get on the property ladder.

On the ground floor there is an entrance hall with stairs rising to the first floor and a cloakroom/WC, living room with storage and double doors leading to the rear garden and the stylish kitchen/diner, fitted with a range of modern units and some integrated appliances. To the first floor there is a landing with loft access hatch, main bedroom with modern ensuite facilities, two further bedrooms and the house bathroom, part tiled and fitted with a white suite.

Externally there is lawned front and side gardens, with a pathway leading to the front door. Off street parking is available, whilst gated access leads to the enclosed rear garden, with fenced boundaries and being mainly laid to lawn, with a patio entertainment area.

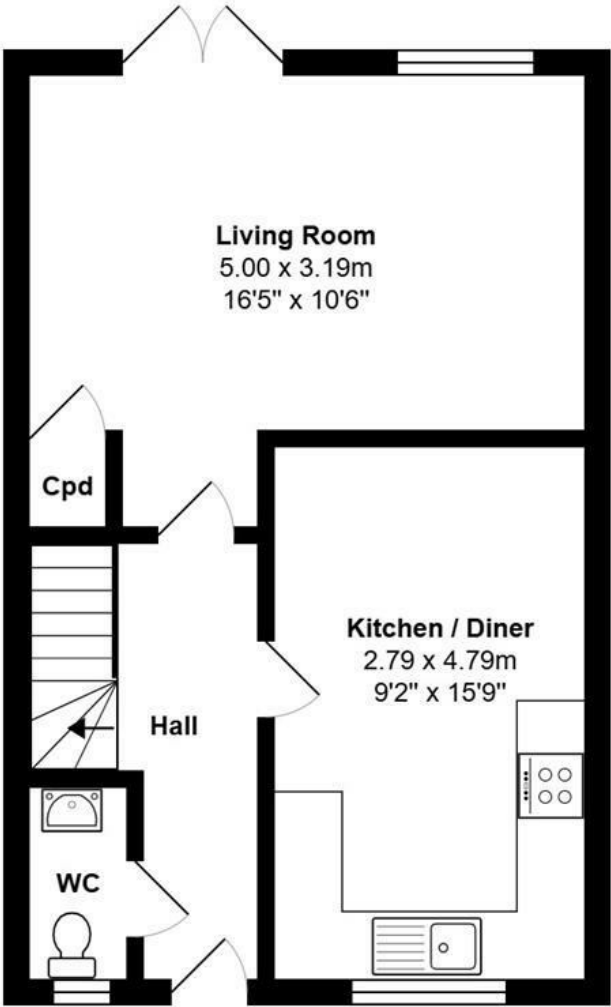
Situated on the outskirts of Boroughbridge, the property offers ease of access to a range of amenities, both in Boroughbridge itself and the neighbouring towns/cities, including Harrogate, Ripon and Thirsk. The property is also ideally located for commuters, offering ease of access to the A1(M) and beyond.

An early viewing is advised on this great starter property, which also benefits from gas central heating and double glazing, making for an energy efficient home and still with the remainder of the new build warranty in place.

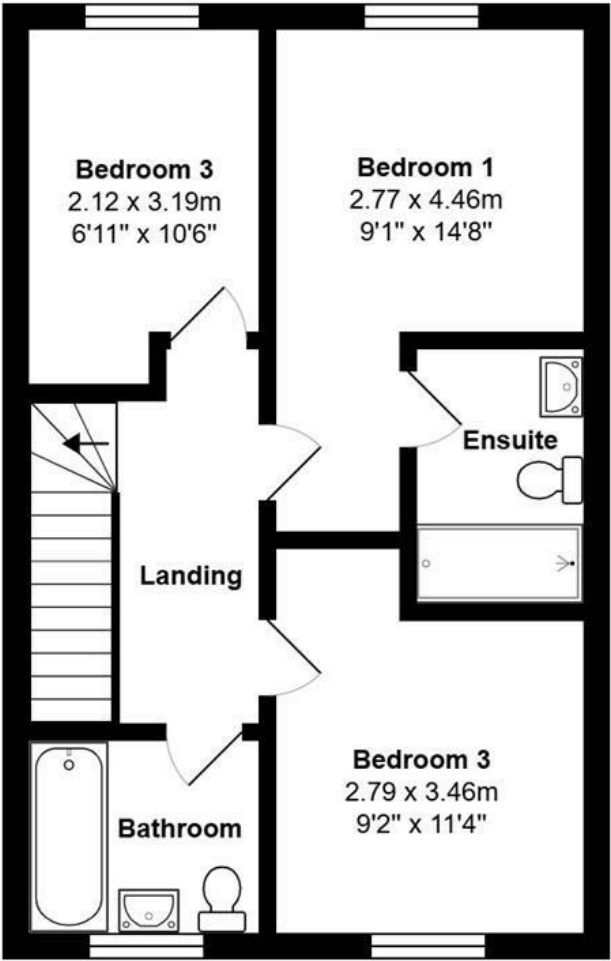




Floorplan



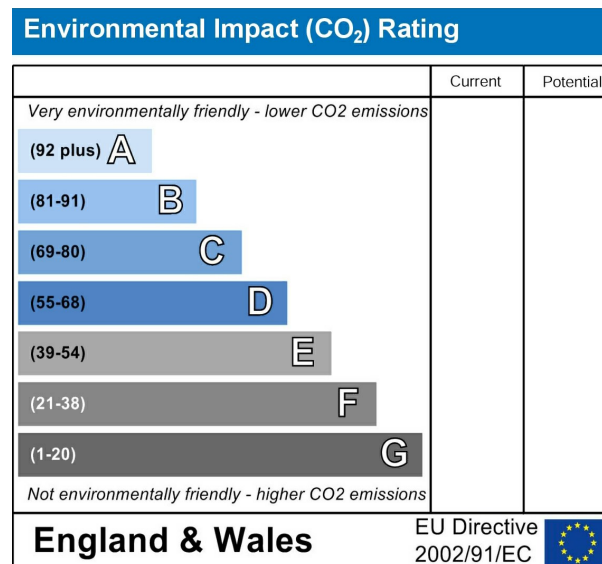
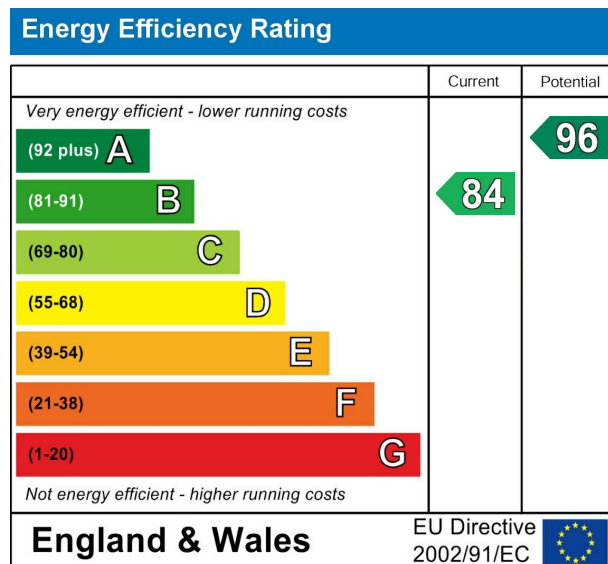
Ground Floor



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)

**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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