

**Davis
Lund**

Evesham Place
Kirby Hill
Boroughbridge
YO51 9PL

Offers Over £240,000





Accommodation

A modern two double bedroom semi-detached house, constructed in 2020 and occupying a lovely position, on a well regarded and highly desirable development. The property sits on a much larger than expected plot, especially for a modern development and the extension potential is clear to both the side and rear of the house, all subject to necessary permissions and consents of course.

The house reveals a modern, light and airy interior, whilst also being an energy efficient B rated home, coming fitted with gas central heating and double glazing.

Situated in the sought after village of Kirby Hill, 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.

On the ground floor the main entrance door leads into an entrance hall, with stairs rising to the first floor and access into the living room. The impressive kitchen/diner comes fitted with a range of modern units and some integrated appliances, whilst also housing the gas central heating boiler. The cloakroom/WC and rear hallway complete the downstairs layout, offering access to the rear garden. To the first floor there is a landing with access to two great size bedrooms, the main room coming fitted with built in wardrobes and also offering loft access. The stylish part tiled bathroom comes fitted with a modern white suite, including a bath with a glazed screen and shower over.

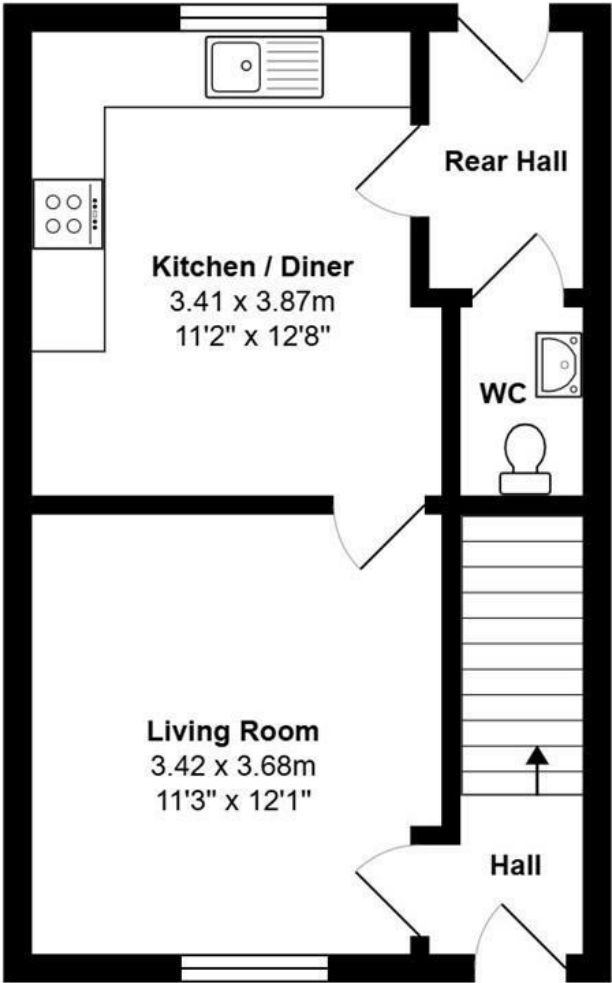
Externally there is block paved driveway parking to the front of the house and an extensive lawned garden. Gated access is available to the side of the house and leading to the great size enclosed rear garden beyond, again laid to lawn and offering lots of potential, to landscape to personal taste.

An early viewing is advised on this lovely home, which is sure to appeal to a range of purchasers, whilst also being offered for sale with no onward chain.

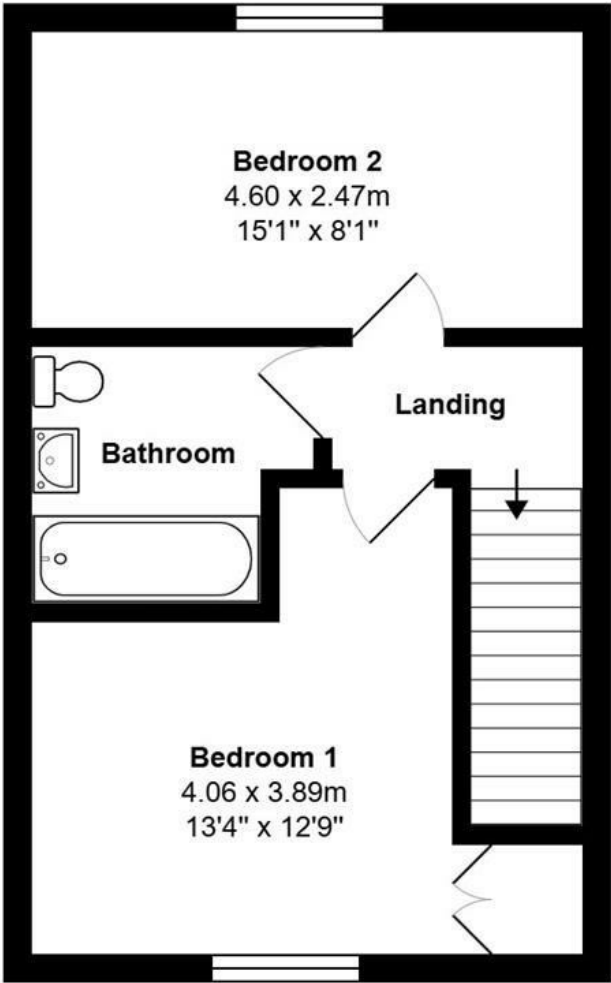




Floorplan



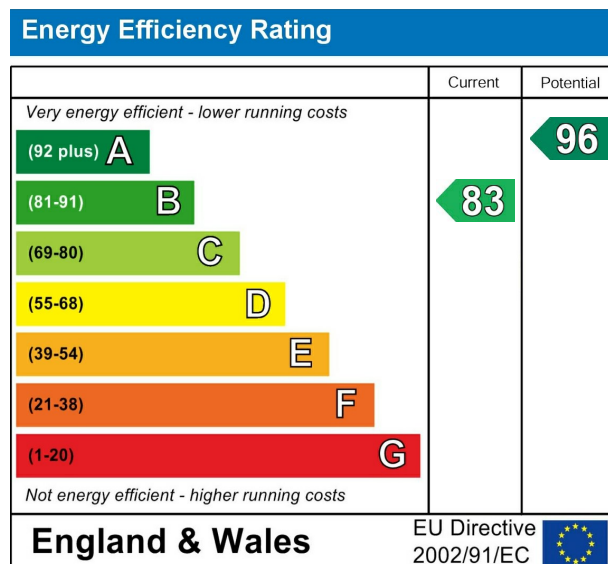
Ground Floor



First Floor



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.

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