







## **Accommodation**

A modern three bedroom town house, offering generous accommodation arranged over three floors and a light and airy interior, which has just been much improved, with fresh décor and new carpets. The house also offers low maintenance gardens and an allocated parking space.

Situated just a few minutes walk from the city centre, the house is ideally placed for access to an array of shops and amenities, whilst transport links are also readily available, including the A1 and regular 36 bus services to Harrogate and Leeds.

On the ground floor the main entrance door leads into the hallway, with stairs rising to the first floor. The living room has a large bay window and handy understairs storage, whilst the kitchen/diner comes fitted with a range of units and some integrated appliances. The utility room offers space and plumbing for a washing machine and houses the boiler, whilst access is available to the WC and rear garden. To the first floor there is a landing with two storage cupboards and a further staircase to the top floor, two bedrooms and the part tiled house bathroom, fitted with a white suite, including a bath with glazed screen and shower over. On the top floor there is a further great size double bedroom, plus a spacious modern shower room. The property benefits from gas central heating and double glazing is in place.

To the front of the house, there is a low maintenance gravelled garden and pathway to the front door. There is a further enclosed garden to the rear, with a patio and artificial turf, again designed with ease of maintenance in mind. Gated access is available to the allocated parking space, with vehicle access from the side street.

Offered for sale with no onward chain and ready to move into, an early viewing is advised on this lovely home, which offers great value for money in this price bracket.

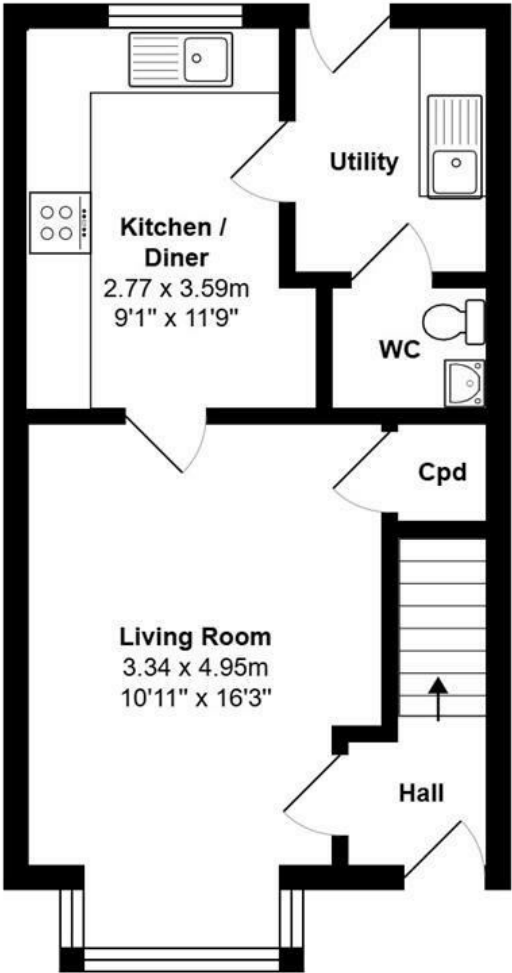




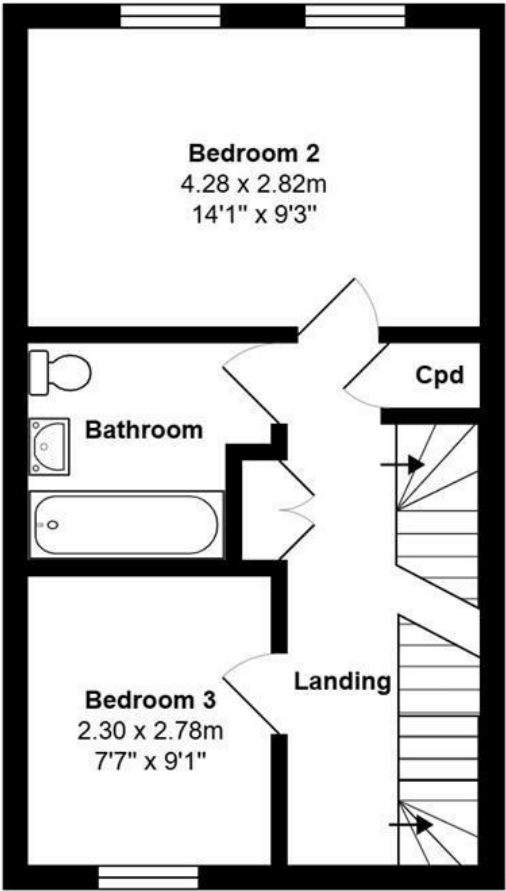




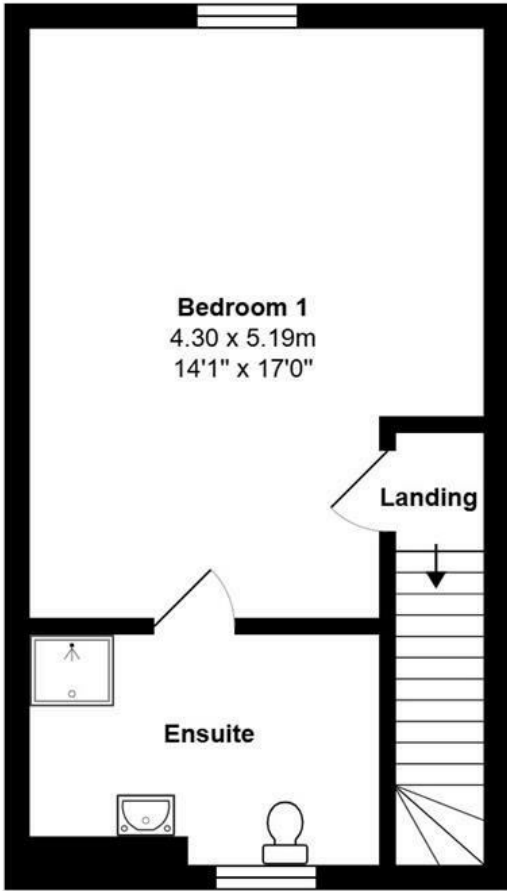
Floorplan



Ground Floor



First Floor

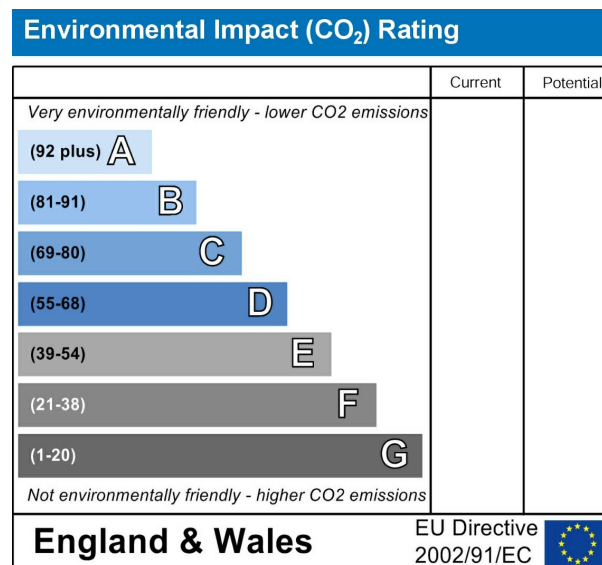
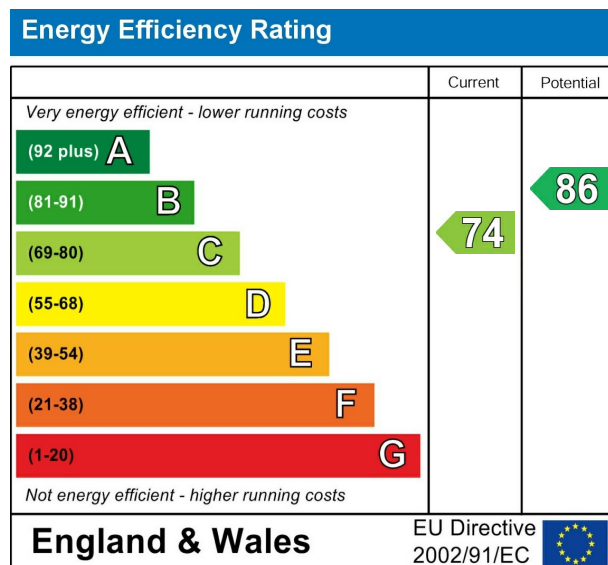


Second Floor





## 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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