





Accommodation

A substantial four bedroom townhouse, revealing spacious and versatile accommodation arranged over three floors and a modern and stylishly presented interior.

The layout is sure to suit a variety of purchasers, whilst the property enjoys a delightful courtyard setting, in the heart of Boroughbridge. Unusually for a property so central, the house also boasts lovely established gardens, which lead down to the river Tutt at the rear and offer a lovely area to relax and entertain.

Situated in the sought after town 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.

On the ground floor, the main entrance door leads into a spacious entrance hall, with a storage cupboard and staircases leading to the first and lower ground floors. The living room is a good size, also offering a balcony, which enjoys an open aspect. A further versatile room completes the ground floor layout, suitable for use as bedroom or study. The lower ground floor offers a great size open plan kitchen/diner/family room, which flows through double doors to the rear garden. The kitchen comes fitted to a high standard, with a range of stylish units and integrated appliances. There is also a good size utility room and WC. To the top floor there is a landing with loft access and a cupboard, main bedroom with fitted wardrobes and a modern fully tiled shower room, two further bedrooms and the house bathroom, again fully tiled and fitted with a white suite.

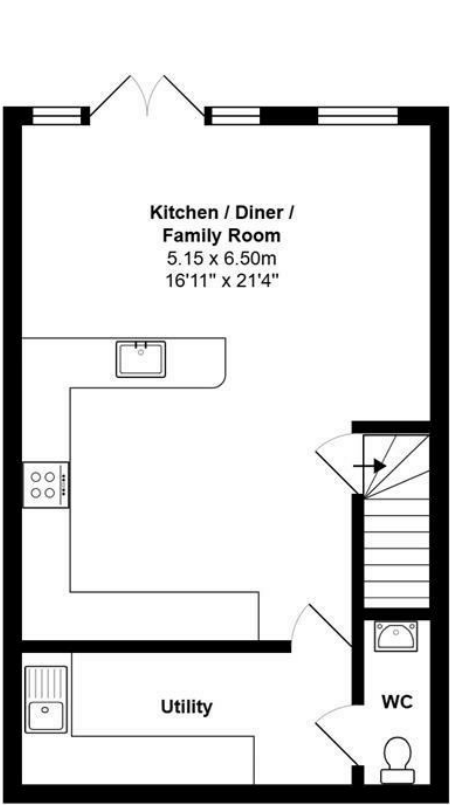
Stepping outside, there is a carport and block paved parking for two cars to the side of the house, whilst steps lead down to the garden and access is also available to the balcony. The rear garden is laid to lawn, with a patio and being enclosed by fenced boundaries, making it ideal for purchaser with pets and children. Gated access is available to a further good size garden, again well established and this time leading down to the river, whilst a decked seating area, makes the most of the lovely setting.

An early viewing is essential on this this well maintained and highly desirable home, which is also offered for sale with no onward chain.

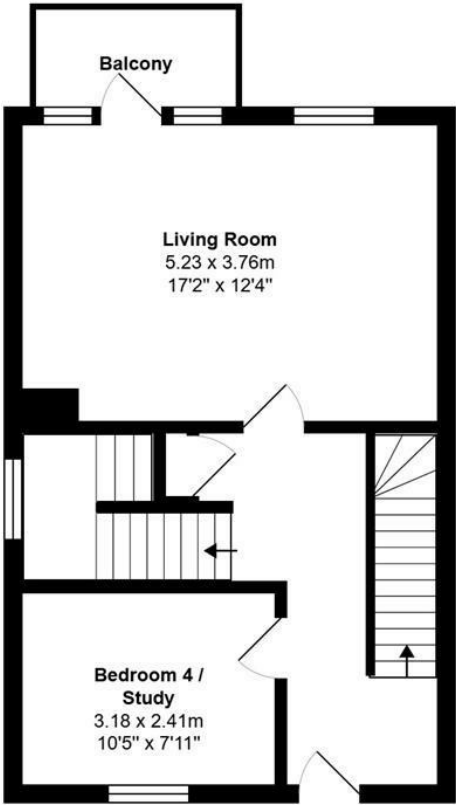




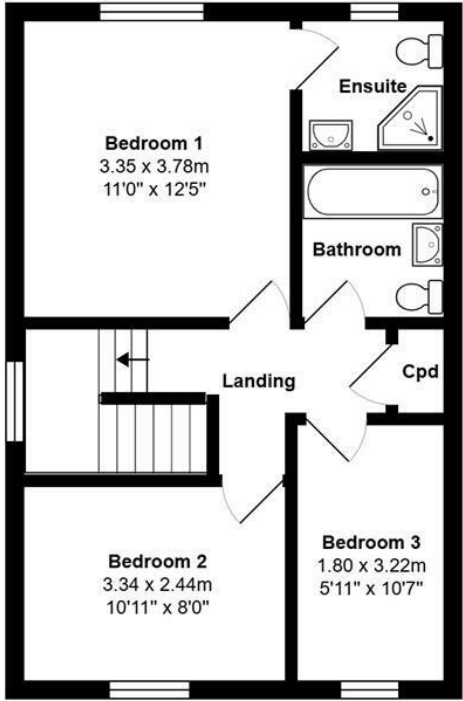
Floorplan



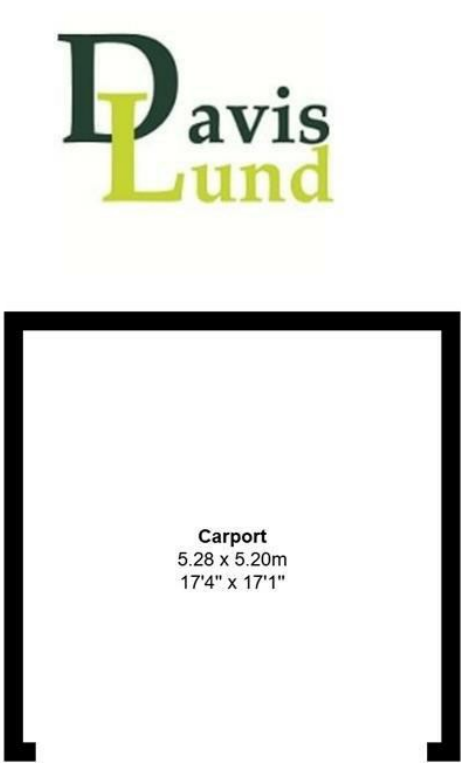
Ground Floor



First Floor



Second Floor





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

