





Accommodation

Set in the peaceful village of Markington, just a short drive from Harrogate and Ripon, this stylishly presented two bedroom semi-detached home reveals a light and airy interior, presenting a fantastic opportunity for a variety of purchasers.

The property is ideally situated for peaceful village living, whilst being within ease of access to shops and amenities in both Ripon and Harrogate. Transport links are readily available including the number 36 bus route, Harrogate train station and the A1. The village itself offers a primary and nursery school, a well regarded public house and a village hall, with a tennis court and cricket pitch.

On the ground floor the main entrance door leads into the good size living room, with a storage cupboard and stairs rising to the first floor. The kitchen is located to the rear of the house, with a tiled floor, cloakroom/WC and double doors leading to the rear garden. The kitchen comes with a range of modern units integrated appliances. To the first floor there is a landing, two double bedrooms (one with loft access) and the stylish house bathroom, part tiled and fitted with a modern white suite, including a bath with glazed screen and shower over. The house is double glazed and gas central heating is in place.

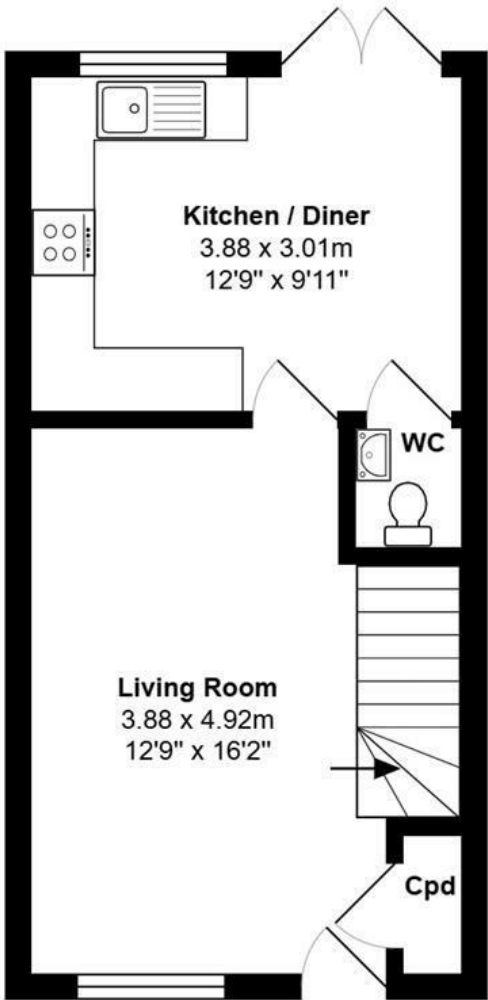
Externally, the front of the property offers off street parking, whilst gated access is available to the enclosed rear garden. The rear garden is mostly lawned, with a patio, ideal for outdoor dining and entertaining.

Properties in this price bracket are rare in this sought-after village and this chain-free, energy efficient home is offered for sale with the new building warranty in place, so an early viewing is advised.

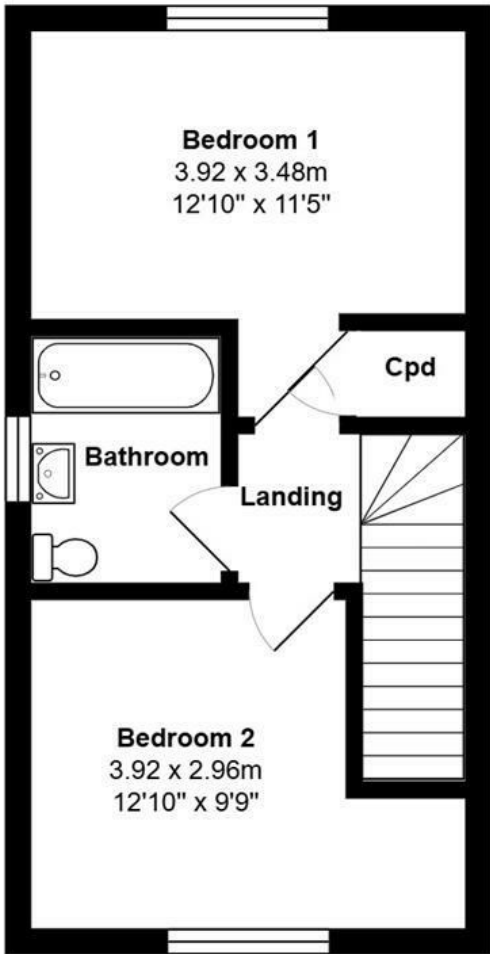




Floorplan



Ground Floor

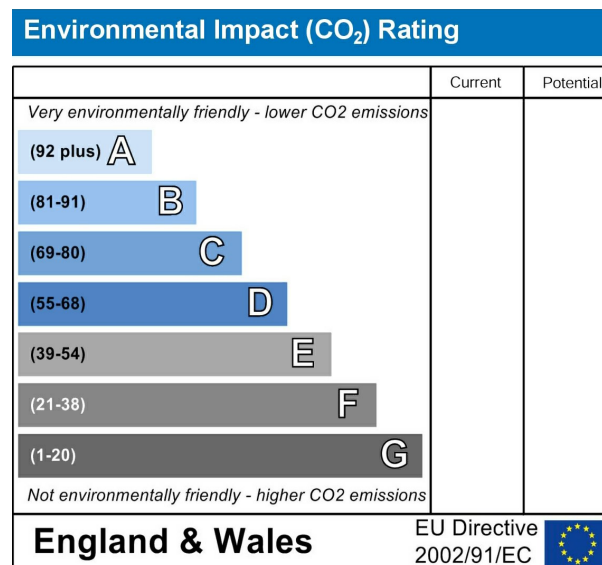
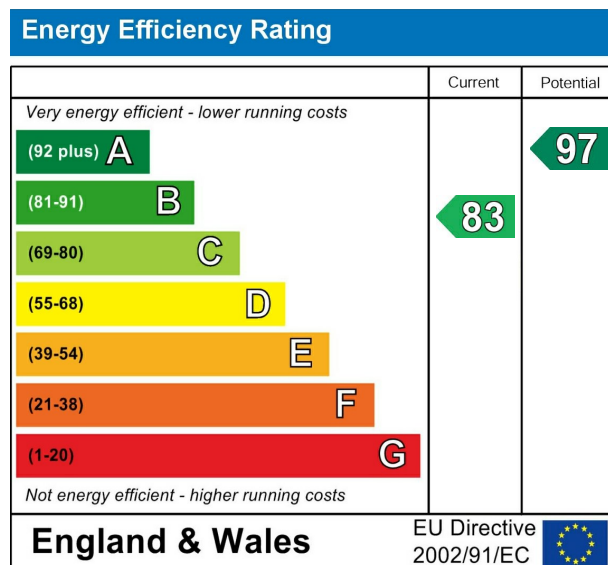


First Floor





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.

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

