





Accommodation

The good size extended semi-detached house, revealing a spacious interior, which is now in need of renovation and modernisation, but offering an exciting opportunity for the right buyer.

Located in a sought-after residential area on the south side of the city, the house has undergone a first floor extension and two further bedrooms have been added. You currently access these rooms through the second bedroom, but a corridor could be added, subject to necessary permissions and should the new owner(s) wish. The property also features a single garage, workshop and driveway parking.

On the ground floor the main entrance door leads into the entrance hall with stair rising to the first floor and under stair storage. There is a cosy lounge/diner with double aspect windows giving a light and airy feel. The kitchen comes fitted with a range of units and some appliances, whilst a rear porch gives access to the garden and completes the downstairs layout. The first floor consists of a fully tiled bathroom fitted with basin, toilet and bath with shower over, two good size double bedrooms, one of which has a storage cupboard and provides access to two further rooms, plus a fifth bedroom with a cupboard providing handy storage.

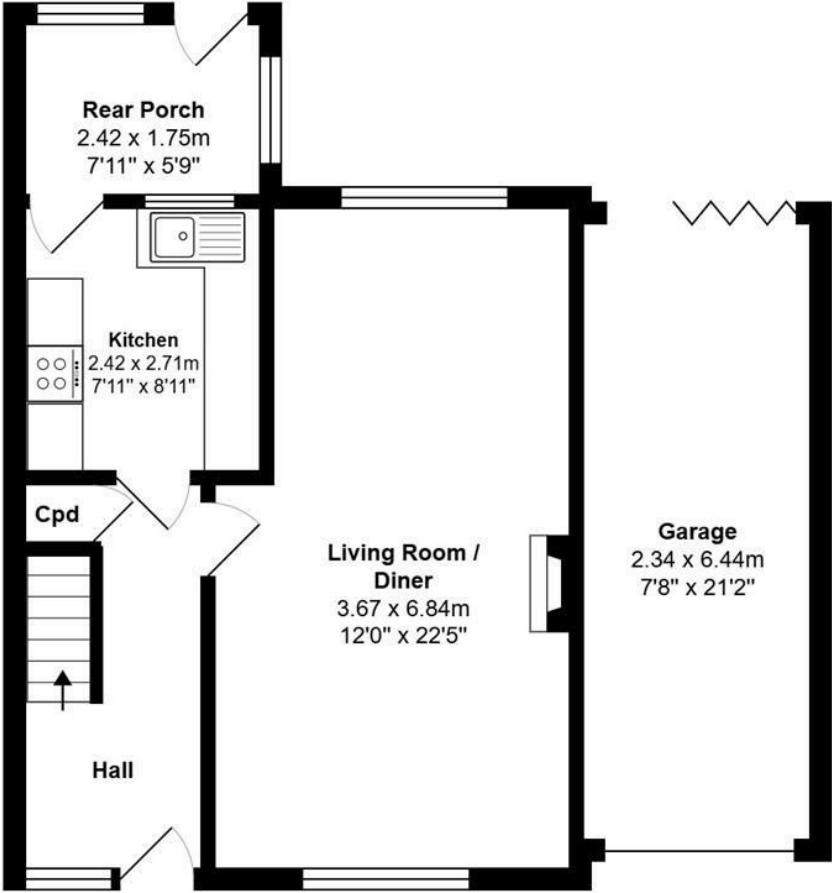
Externally, the front garden is partially laid to lawn with mature flower beds, a good-sized driveway providing parking and gives access to the garage, whilst a pathway leads to the front door. The fully enclosed rear garden has great potential, being partially laid to lawn with stocked borders. There is also a patio area, giving a great space for outdoor living and entertaining, plus a workshop which provides further handy storage.

Properties of this size are rare to market at this price point, with the opportunity to modernise the property to cater to the new buyer(s) requirements. An early viewing is advised, to appreciate the potential on offer.

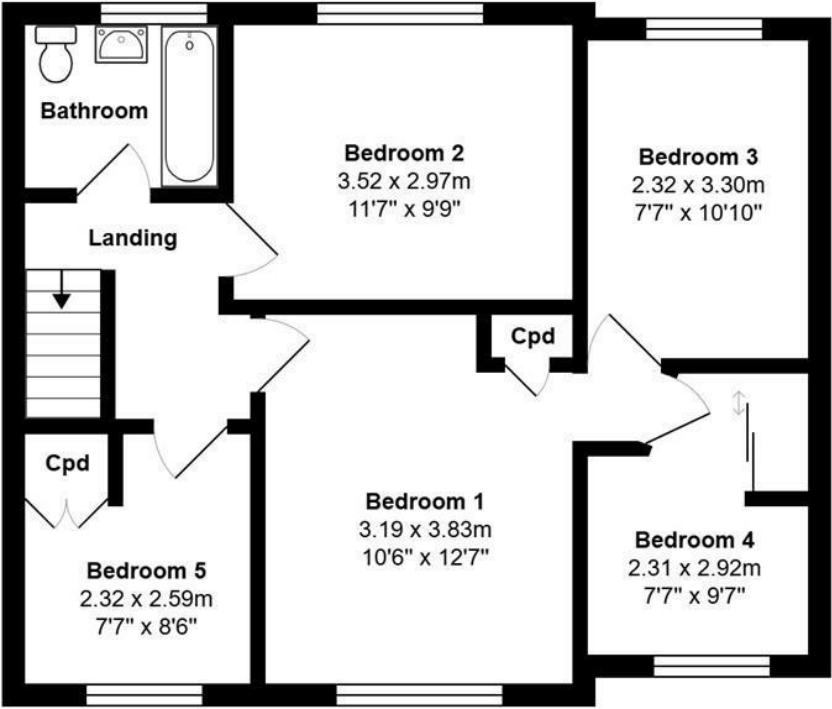




Floorplan



Ground Floor



First 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.

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