





## **Accommodation**

A delightful three bedroom, semi-detached bungalow, nestled away to the head of a quiet cul-de-sac and enjoying a generous size established plot. The property boasts driveway parking for multiple vehicles, a single garage and attractive gardens to the front and rear.

Located in a sought-after residential area on the south side of the city, the property is situated close to schools and amenities, whilst also being near to open countryside. The bypass is available close by, whilst the bungalow is also situated close to the 36 bus route, giving ease of access to Harrogate and Leeds.

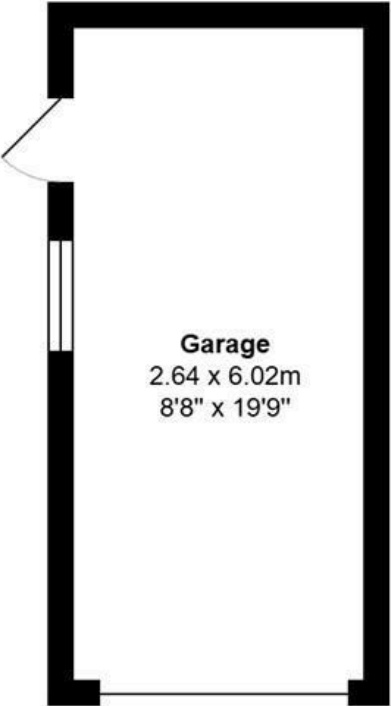
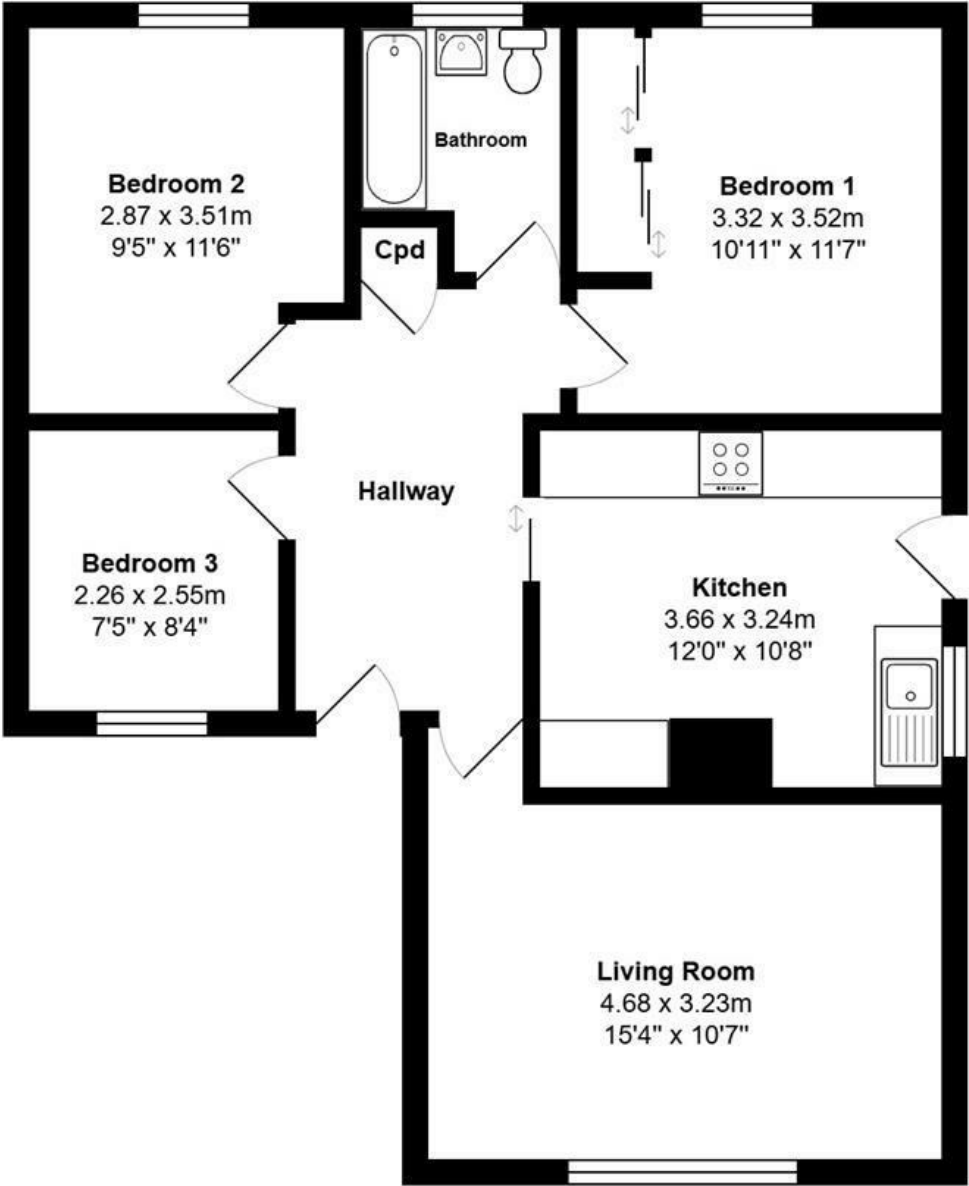
On entering the property, there is a welcoming entrance hall with loft access. The living room is generous in size, with a large window giving a lovely outlook to the front garden and a cosy multi-fuel burning stove. The kitchen/diner is fitted with a range of wall and base units, having ample space for a good size dining table and door access to the driveway. There are three bedrooms, the main bedroom is a good sized double with fitted wardrobe storage, the two further bedrooms are smaller doubles, with large windows giving an airy feel throughout. The bathroom is part tiled and fitted with a white suite, including a bath with glazed screen over and a chrome heated towel rail. The property also benefits from gas central heating and double glazing throughout.

Externally, the property enjoys delightful gardens to the front and rear, along with driveway parking for multiple vehicles. A gate gives access to the driveway, carport and single garage, with a paved pathway also leading to the front door. The front garden is mostly lawned, with hedge borders and stocked flowerbeds. The rear garden is a good size and part laid to lawn, with a patio area perfect for outdoor seating and entertaining. There is a shed providing further handy storage and a greenhouse area, ideal for avid gardeners. The gardens offer a high degree of privacy and prove a real feature of this highly desirable bungalow.

An internal inspection is required to fully appreciate the accommodation on offer with this lovely home and an early viewing is advised to avoid disappointment.









## EPC

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

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

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.

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

