





Accommodation

A smartly presented three-bedroom semi-detached family home, situated on a good size plot and skilfully extended to the rear, which has added both additional space and flexibility to the downstairs layout.

The house has been much improved in recent years, including the fitting of a contemporary kitchen, stylish house bathroom and EV charger. Situated on a generous plot and boasting parking for several vehicles, there is also a good size enclosed rear garden.

On the ground floor there is an entrance porch, leading to an inner hallway, with stairs rising to the first floor and access to the living room. The extended, open plan kitchen/diner/family room is located to the rear of the house, with a large store cupboard and bi-fold doors to the rear garden. The stylish kitchen is fitted with an extensive range of modern units, including some integrated appliances, whilst also housing the gas central heating boiler. An under stairs storage cupboard offers further handy storage. To the first floor there is a landing with loft access, which is fully boarded, main double bedroom with space for a superking bed, two further bedrooms one with wired internet ideal for a home office and the modern fully tiled house bathroom, fitted with a white suite, including a bath with shower over.

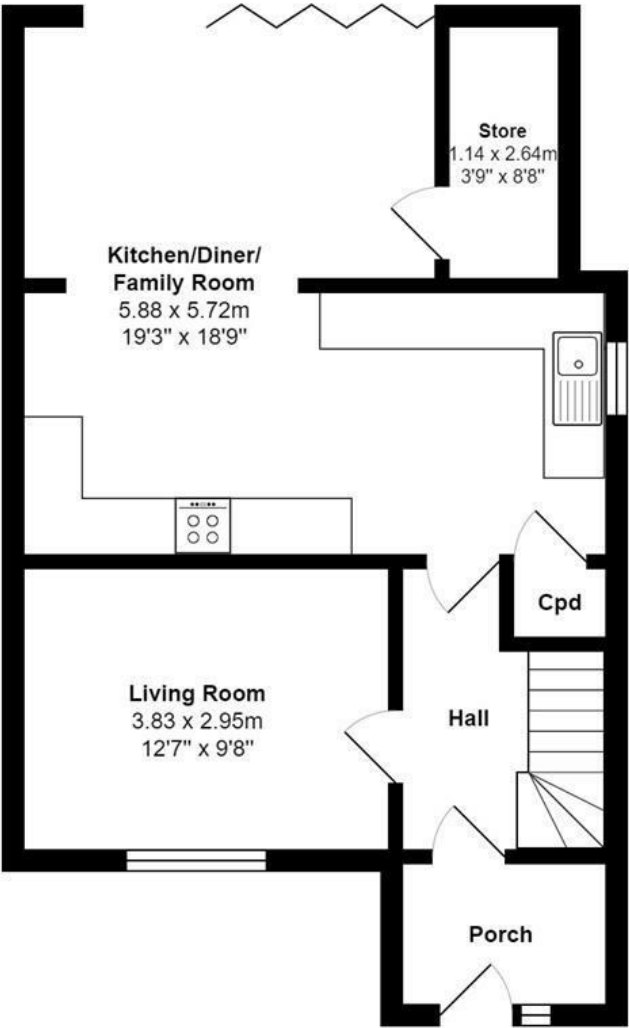
Externally a resin driveway provides parking for several vehicles, whilst there is an enclosed lawned garden and access to the front door. Gated access is available to the side of the house, leading to the enclosed rear garden. The garden is laid to lawn and ideal for families with pets or children, whilst the garden also attracts plenty of sunshine. The property also benefits from an EV charging point, double glazing throughout and gas central heating which can be controlled remotely, through an app.

An early viewing is advised on this highly desirable home, which is competitively priced and sure to suit a range of potential purchasers.

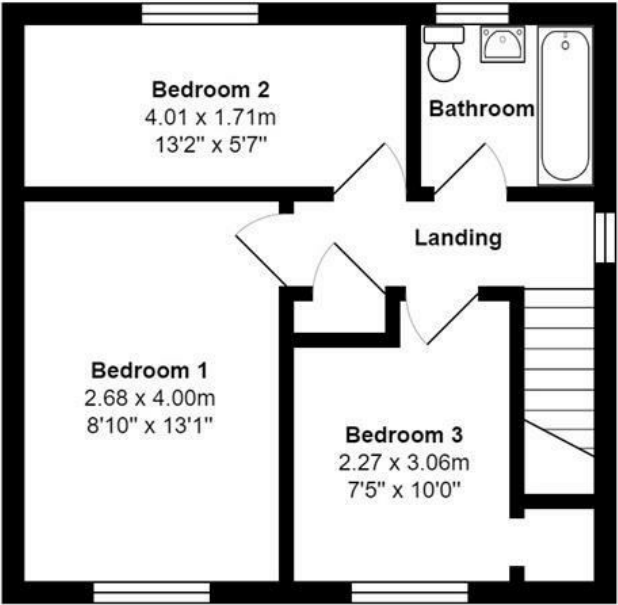




Floorplan



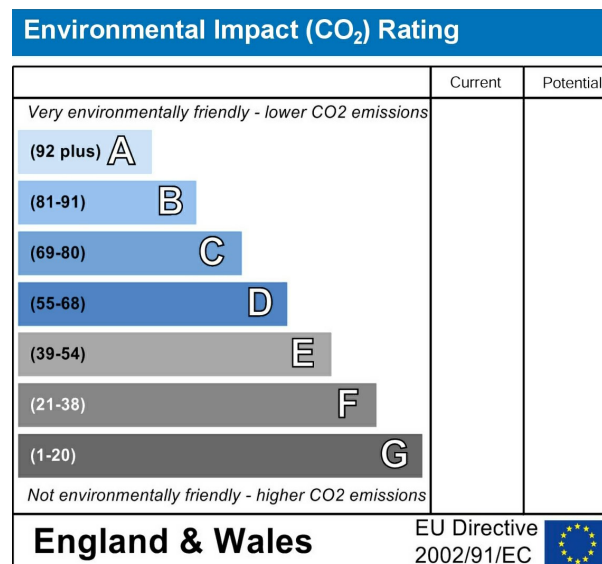
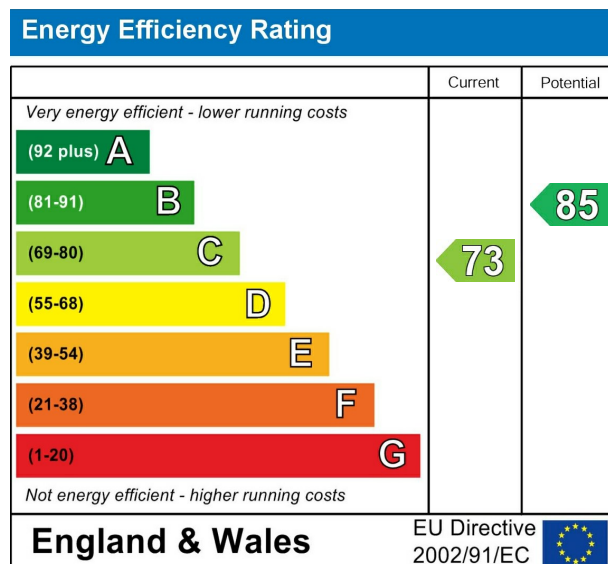
Ground Floor



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

