





Accommodation

A delightful, semi-detached, three-bedroom home, revealing a spacious and well-presented interior, located in the south side of the city.

Ready to move into and ideal for first time buyers and families, the house also offers a lovely enclosed rear garden, which attracts a lot of sunshine and is perfect for purchasers with children and pets.

The house occupies a great setting and location, offering ease of access to schools, shops and amenities. The property is also situated on the edge of open countryside, making it ideal for those leading an active lifestyle.

On the ground floor there is an entrance hall with stairs rising to the first floor, open plan double aspect lounge/diner with fireplace and access to the rear garden, plus the kitchen, which is fitted with a range of modern units and offering a side access door. To the first floor there is a landing with airing cupboard and loft access, three bedrooms (two good size doubles) and the house bathroom, part tiled and fitted with a white suite including a bath with glazed screen and shower over. The property is double glazed, and gas central heating is in place.

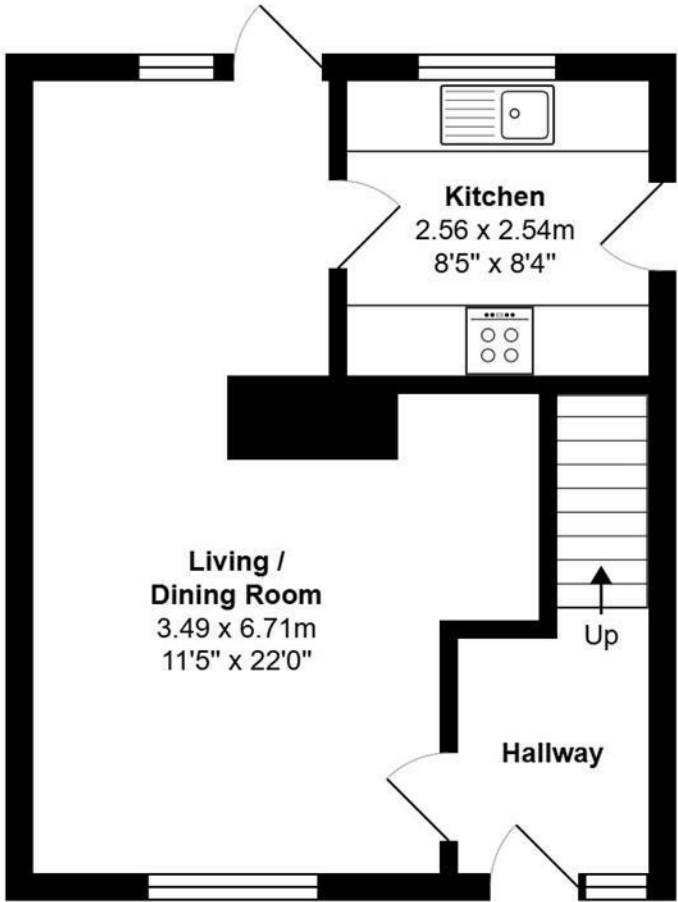
Externally there is an open lawned garden to the front of the house, with driveway parking and a single garage. A gate gives access to the good size rear garden, which is mainly laid to lawn with a patio seating area providing a lovely space to enjoy the sun.

This lovely family home is competitively priced in comparison to new build properties currently under construction close by and an early viewing is advised.

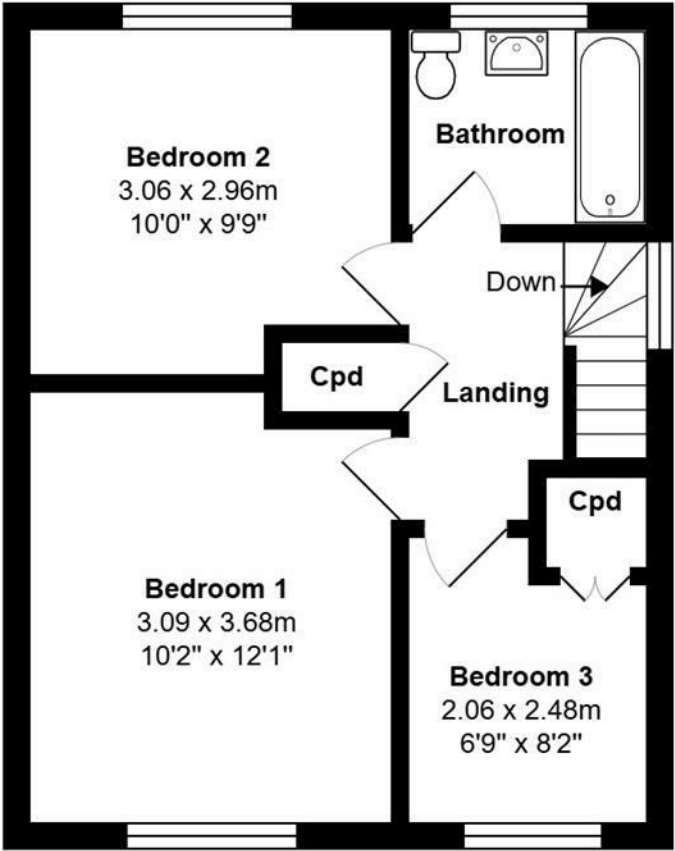




Floorplan



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.

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

