





Accommodation

A spacious four bedroom detached family home, situated in a quiet cul-de-sac on a sought-after development to the south side of the city, and offering a lovely enclosed south-facing rear garden. Immaculately presented throughout, the property is sure to appeal to a variety of purchasers, not least growing families.

Constructed in 2022, the modern home reveals a spotless interior, with the accommodation feeling light and airy throughout, along with a single detached garage and driveway parking for multiple vehicles. The property also benefits from high performance double glazing throughout and gas central heating, giving the property a high energy efficiency rating, which is a B.

On the ground floor, the main entrance door leads to the spacious entrance hall, with stairs rising to the first floor, under stairs storage cupboard and WC. There is a spacious living room with a cosy fireplace and electric fire, plus a lovely open plan kitchen/diner/family room to the rear of the house, with two sets of double doors leading to the garden. The kitchen is finished to a high specification and fitted with a range of modern units and a number of fitted appliances. A breakfast bar is incorporated, perfect for informal dining, whilst there is also ample space for a large dining table. The ground floor offers a further versatile reception room, currently used as an office, which could also serve as a formal dining room, playroom or fifth bedroom. A utility room completes the downstairs accommodation, again smartly fitted, with a side access door. To the first floor there is good size landing with loft access hatch, main bedroom with stylish ensuite facilities, three further double bedrooms and the house bathroom, which fully tiled and fitted with white suite, including a bath and separate shower cubicle.

Externally, there is an open lawned garden to the front of the house, whilst a block paved driveway provides parking and gives access to the single garage, with up and over door. Access is available to the side of the house, leading to the lovely enclosed rear garden, which provides a good degree of privacy and is ideal for purchasers with pets and children. The garden is mainly laid to lawn, whilst a patio with a covered pergola makes a great entertaining area.

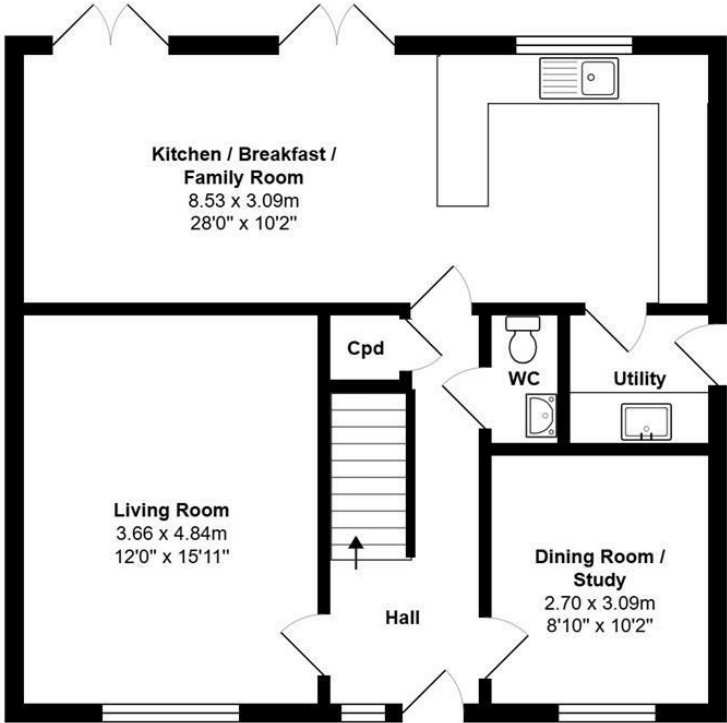
Located in a sought-after residential area, the property is situated close to schools and amenities, whilst also being near to open countryside. The bypass is available close by, whilst the property is also situated close to the 36 bus route, giving ease of access to Harrogate and Leeds.

Homes of this size and finish are rare to market at this price point, an early viewing is advised on this beautiful and energy efficient home.

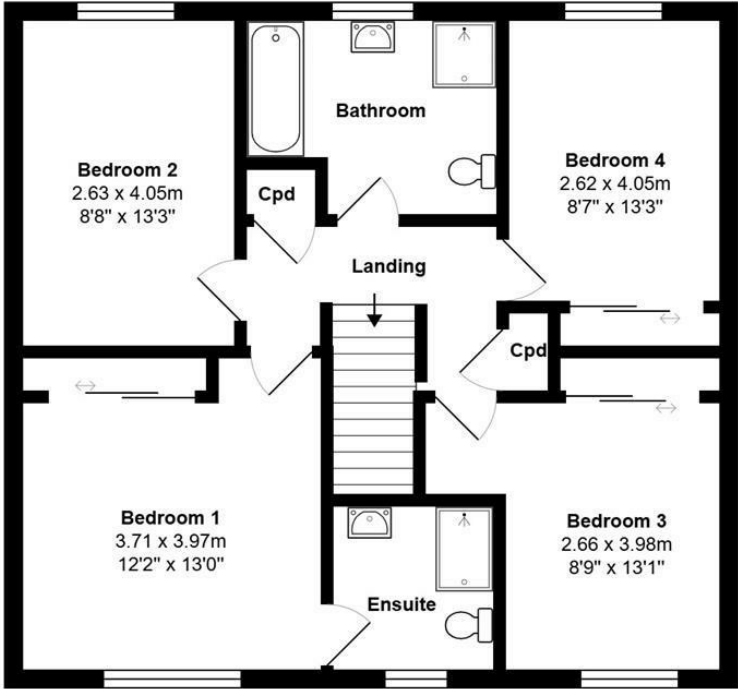




Floorplan



Ground Floor



First Floor

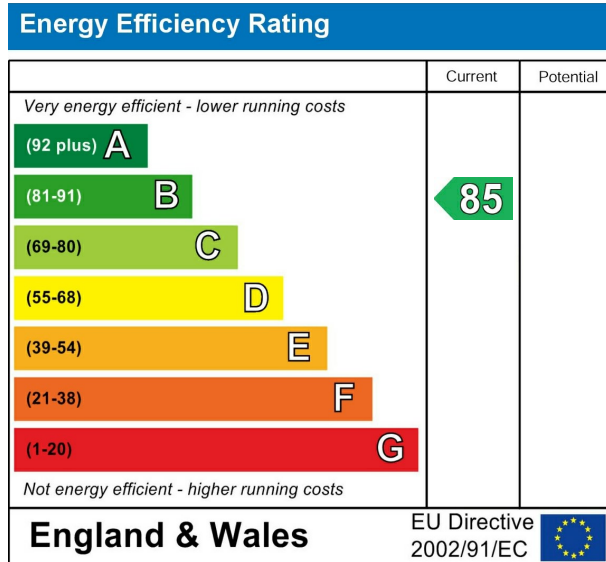


Garage





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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