

**D**avis  
**L**und

Regency Place  
West Tanfield  
North Yorkshire  
HG4 5FD

Guide Price £320,000





## Accommodation

A beautifully presented three bedroom semi-detached property, situated on a charming development in the highly sought after village of West Tanfield. Immaculately maintained by its current owners and enjoying lovely countryside views to the rear, the property is sure to appeal to a variety of purchasers.

Constructed in 2021, the property is stylishly finished and is offered to the market with the benefit of the balance of the new build warranty in place, whilst also offering a high energy efficiency rating, aided by an air source heat pump heating system.

Located in the desirable village of West Tanfield, Ripon is just a few miles away, meaning shops and amenities are readily available. The village itself offers a great community spirit, and it proves a vibrant place to live, with two public houses, a shop, post office and primary school.

On entering the property, there is a welcoming entrance hall, with a WC and stairs rising to the first floor. From the entrance hall, there is a spacious living room with a large window, giving an airy feel. The kitchen/diner is a great size, with ample space for a large dining table and patio doors giving access to the rear garden. The kitchen is stylishly fitted with a range of modern units, storage cupboard and some integrated appliances, including a dishwasher, induction hob and oven. Rising to the first floor, there is a landing with loft access and a cupboard providing handy storage. The main bedroom is neutrally decorated, incorporating a storage cupboard and a modern ensuite shower room, which is part tiled and fitted with a white suite. There are two further well-proportioned bedrooms, one with fitted wardrobes and the family bathroom, which is again part tiled and complete with a white suite, including a bath and heated towel rail. The property also benefits from high performance double glazing throughout and an air source heat pump, which makes for a highly energy efficient home.

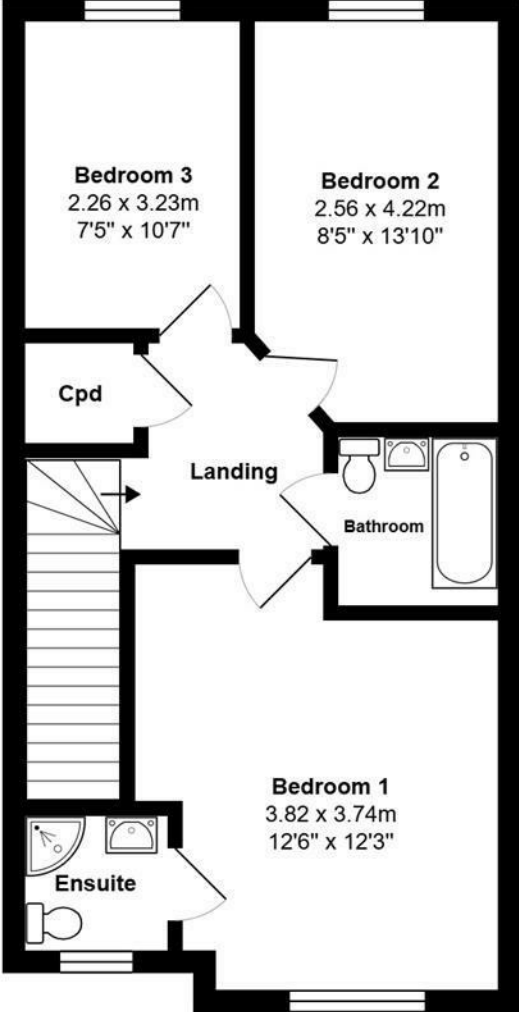
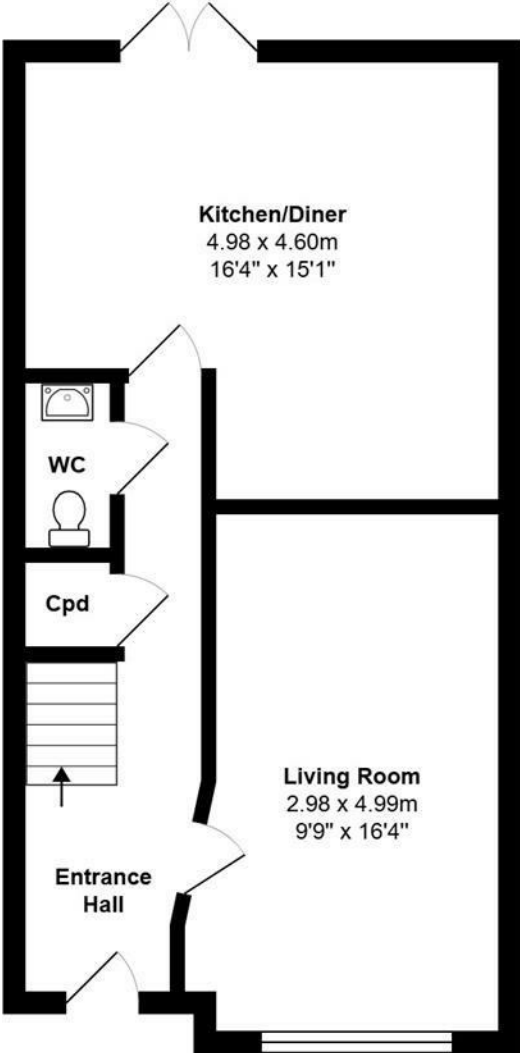
Externally, there is a block paved driveway to the front of the property, providing parking for two vehicles. To the rear, the garden is mostly laid to lawn with fenced boundaries, offering a good degree of privacy, whilst enjoying idyllic countryside views. There is a patio entertainment area, perfect for outdoor dining and family living, plus two storage sheds, which are sure to suit a variety of uses.

With idyllic views in a semi-rural location, homes of this finish are rare to market at this price point and an early viewing is advised on this lovely modern home.



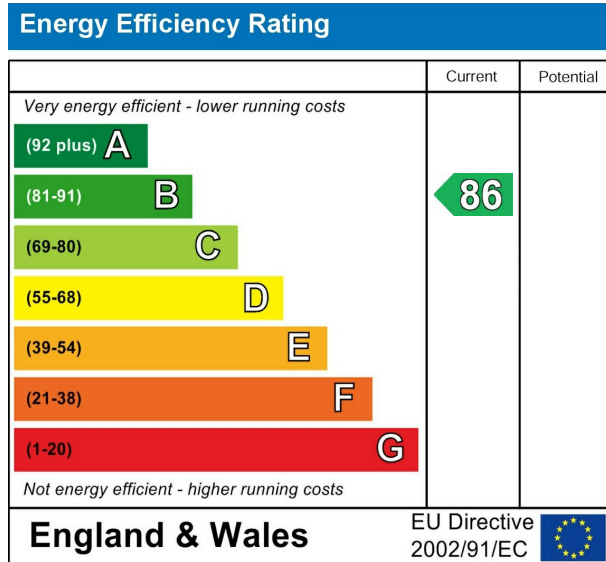


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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