





Accommodation

A stylishly presented mid-terrace home, revealing a deceptively spacious interior, which offers a versatile layout, arranged over three floors. The property offers well maintained accommodation whilst being offered to the market with no onward chain, so is sure to appeal to a variety of purchasers.

Situated just a few minutes walk from the city centre, the house is ideally placed for access to an array of shops and amenities, whilst transport links are also readily available, including the A1, and regular 36 bus services to Harrogate and Leeds.

On entering the property, there is an entrance hall/utility room with space to hang coats, and a modern WC. Spacious in size, the lounge/diner benefits from a large window and generous understairs storage, whilst there is ample space for a dining table. The kitchen is fitted with a range of modern wall and base units, some integrated appliances and laminate flooring. Rising to the first floor, there is a landing and further staircase to the top floor, two well-proportioned bedrooms and house bathroom. The bathroom is part tiled and fitted with a white suite, including a bath and separate shower cubicle. The second floor boasts a generous main bedroom with skylight and modern ensuite facilities.

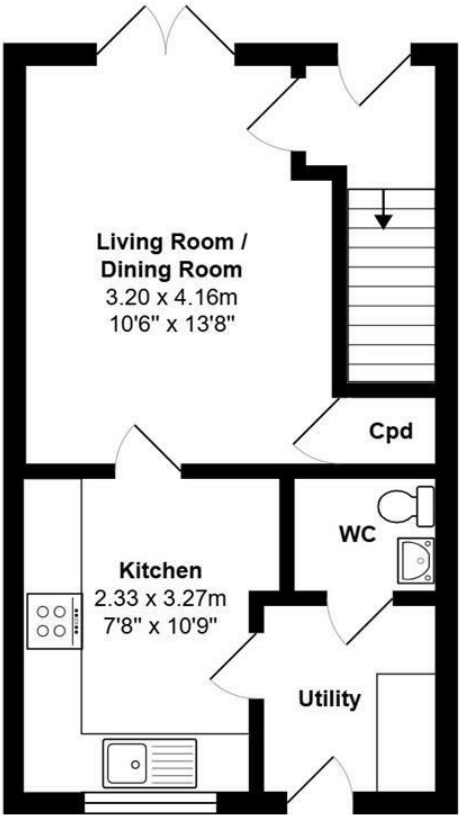
Externally, the rear of the property offers a small courtyard garden with space for potted plants. The property also benefits from double glazing throughout, gas central heating and street parking to the front of the property.

Properties of this size and finish are extremely rare to market at this price point, and early viewing is advised to fully appreciate the spacious accommodation on offer.

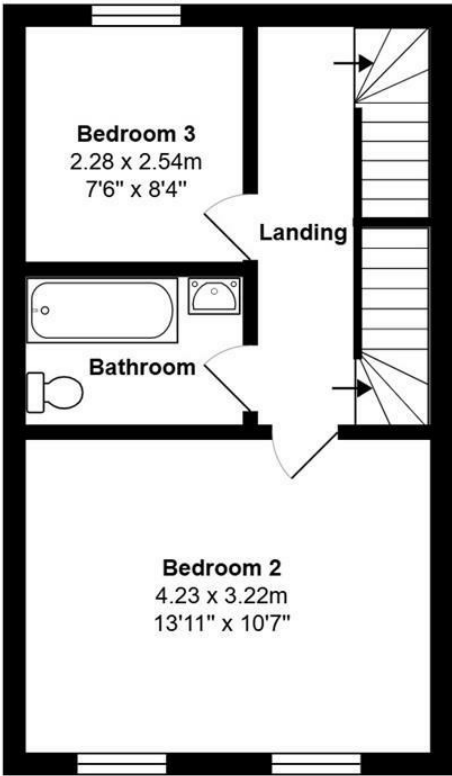




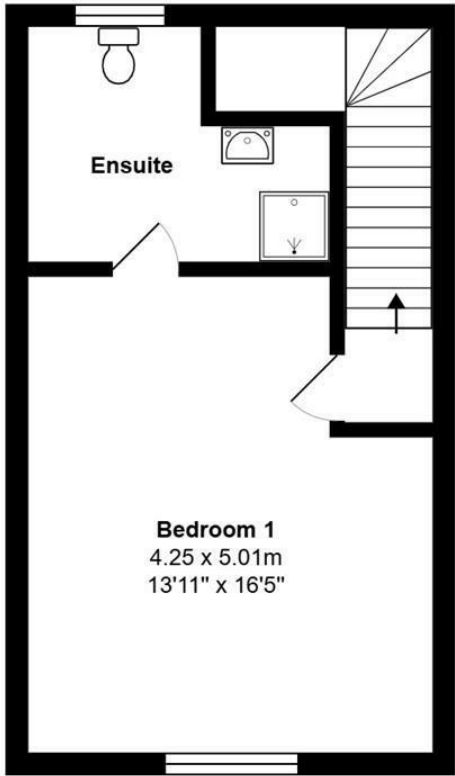
Floorplan



Ground Floor



First Floor



Second Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(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.

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