





Accommodation

An immaculately presented and beautifully maintained two bedroom semi-detached bungalow, located in the highly sought after and well serviced village of Masham. Sure to appeal to a variety of purchasers, the property is offered to the market with no onward chain.

The property is located in the highly sought after Market Town of Masham, occupying a central location and being just a short walk from the town centre and the array of amenities on offer. The house is also located close to lovely riverside and country walks, making it ideal for dog owners or those who enjoy the outside lifestyle.

Entering the property through the main entrance door, there is a lovely porch/sunroom with space for a seating area and coat hanger. The open plan living accommodation is a great size, with large windows giving an airy feel. The kitchen is fitted with a range of stylish units, ceramic hob, oven, extractor fan and space for white goods, whilst a French doors allow access to the rear garden. There are two well-proportioned double bedrooms, storage cupboard and the shower room, which is part tiled and fitted with a white suite, including a large walk-in shower enclosure, vanity sink unit and heated towel rail. The property is double glazed throughout and benefits from gas central heating.

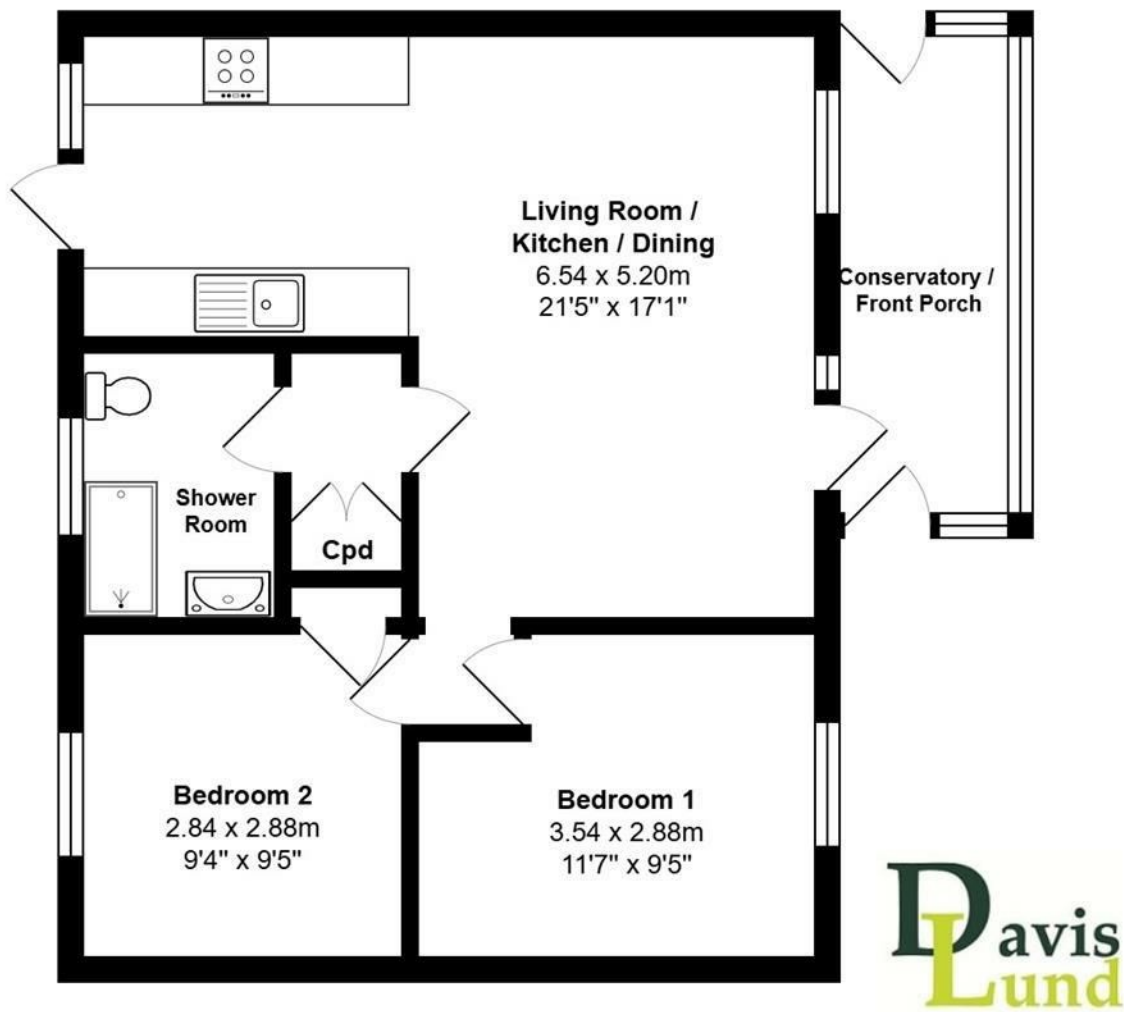
Externally, the property benefits from a gravel driveway allowing parking for up to two vehicles. A gate leads to the garden, which is fully enclosed and offers a good degree of privacy. Partially lawned with paved and gravelled seating areas, the garden presents an idyllic space for outdoor living and entertaining, surrounded by stocked flowerbeds ideal for avid gardeners.

Stylishly presented and beautifully maintained, bungalows of this quality are rare to market at this price point. An early viewing is advised on this truly turnkey and highly desirable home.





Floorplan





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.

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