





Accommodation

A modern and well presented terraced house, revealing a spacious interior and being located in the highly sought after village of Wath.

Unusually for a property in this price bracket, the house offers four good size bedrooms in total, whilst also benefiting from an enclosed rear garden, garage and parking, therefore competitively priced and offering great value for money in this ever popular area.

On the ground floor there is an entrance porch, leading to the hallway with stairs rising to the first floor. There is a double aspect open plan lounge/diner which feels light and airy, whilst also offering an attractive fireplace with wood burning stove. Double doors lead to the rear garden, whilst the kitchen completes the ground floor, fitted with a range of units and with a further rear access door. To the first floor there is a landing with loft access, four bedrooms (three doubles and one a good size single) and the modern house bathroom, fitted with a white suite, including a bath with glazed screen and shower over.

Externally there is a low maintenance gravelled garden to the front of the house, with gate and pathway to the front door. Pedestrian and vehicle access is available through the archway to the side of the house, where a gate leads to the rear garden. The enclosed rear garden is work in progress, new fencing and a gate have been fitted whilst the garden has been cleared in preparation of being turfed, come Spring. The new owners could however landscape as they wish, including a more low maintenance option. The garden proves a sun trap in the summer months. Beyond the garden, there is the single garage and parking.

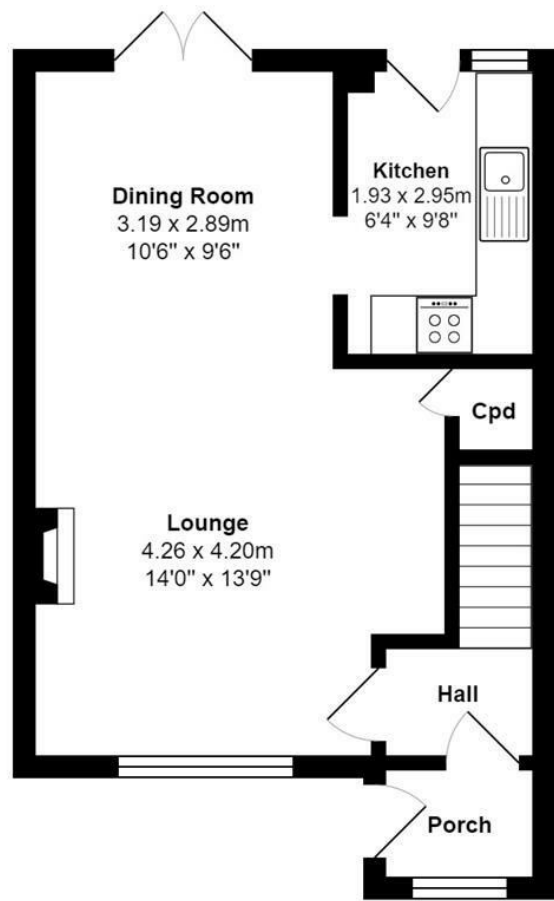
Occupying a handy location, the property benefits from ease of access to transport links including the A1, whilst also being just a short drive from Ripon and an array of amenities.

An early viewing I advised on this competitively priced home, which is sure to be of interest to a range of potential buyers.

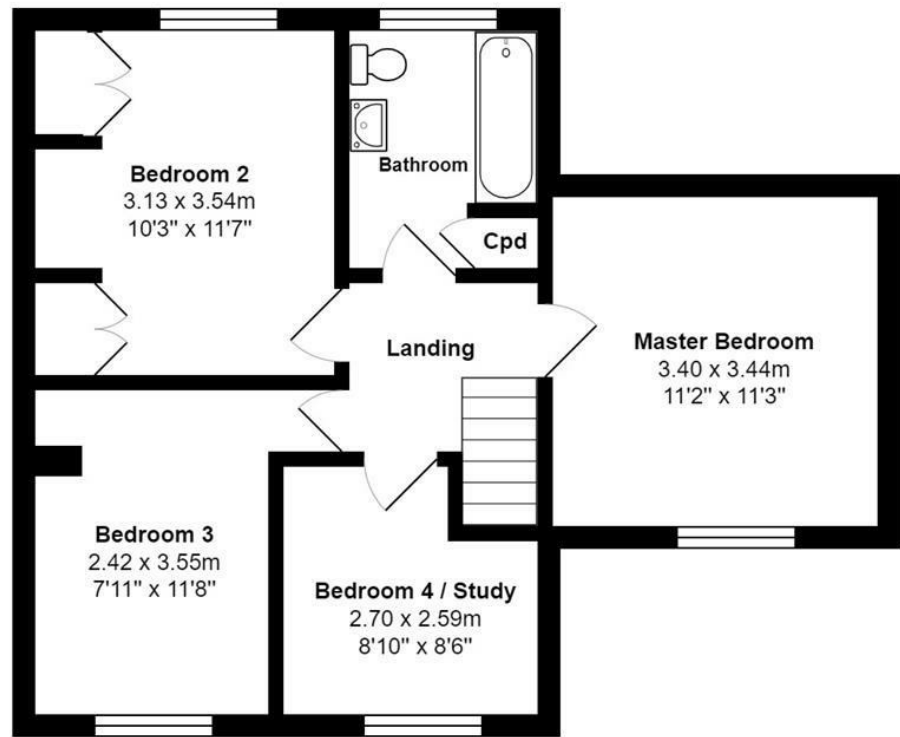




Floorplan



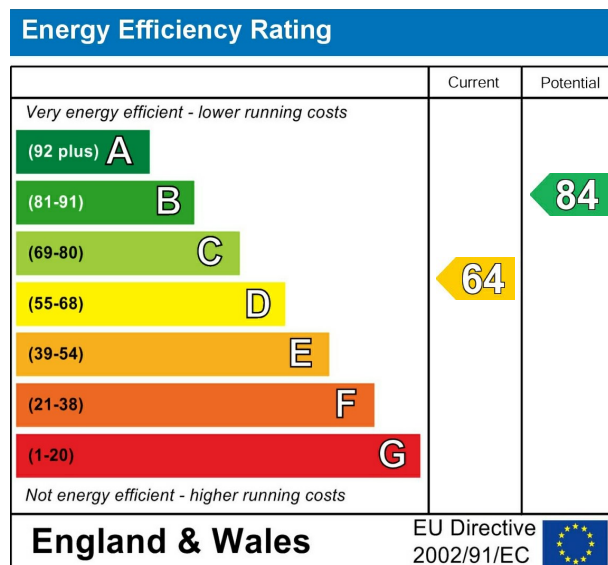
Ground Floor



First Floor



EPC



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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