

## **Accommodation**

Situated just a short walk from the city centre, this spacious mid terrace cottage has been much improved in recent years, now revealing deceptively spacious and flexible accommodation. There is still the scope to further improve in areas and there is the potential to convert the cellar and update the loft space.

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

On the ground floor there is an entrance vestibule and entrance hall with stairs rising to the first floor. There is a cosy living room with fireplace and wood burning stove to the front of the house, whilst a great size dining/family room adds flexibility, whilst also giving access to the modern kitchen, with a range of fitted units and rear access door. Steps lead down to the cellar (currently offering storage, but with scope to convert, subject to necessary consents), whilst a utility room/WC completes the downstairs accommodation. To the first floor there is a landing, large main bedroom with fitted storage, second bedroom with storage cupboard and the modern part tiled house bathroom, fitted with a white suite including a bath with glazed screen and shower over. Stairs rise to the loft space, which offers the scope to convert to an official third bedroom, again subject to necessary consents.

Externally there is a small cottage garden to the front of the house, with gate and pathway leading to the front door. To the rear there is an enclosed courtyard garden, paved for ease of maintenance and proving a sun trap into the afternoon/evening. Gated access is available to the back lane, whilst a good size garage (vehicle access currently blocked off) offers handy storage.

An early viewing is advised to appreciate the space and potential on offer on this lovely home, which is sure to appeal to a wide variety of potential purchasers.

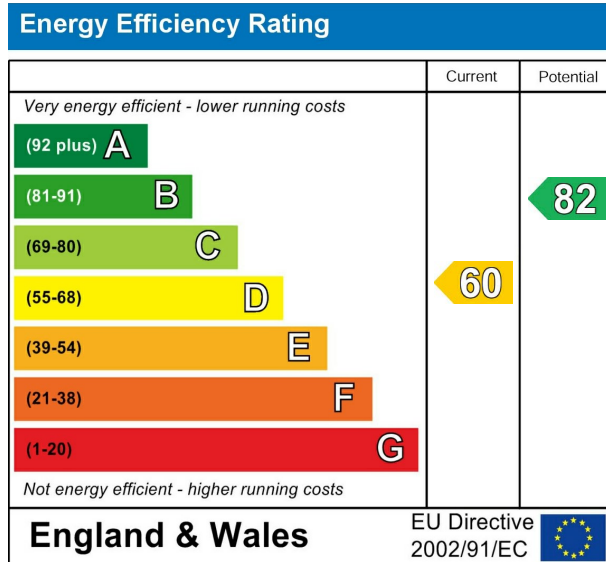




Floorplan



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)

**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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