





Accommodation

A well proportioned three bedroom end terraced house, situated on an exceptional plot, with extensive gardens and no doubt endless opportunities to extend and reconfigure, subject to necessary consents. The property does now offer the scope to update in areas, but with the potential available, this is an exciting opportunity to modernise to personal taste.

The house overlooks the green to the front, offering a nice setting. Vehicle access is available to the rear, leading to the off street parking and single garage. Previously double gates gave access to further parking, ideal for a caravan/campervan and whilst this is currently fenced off, it could be reinstated.

The house occupies a handy location, with ease of access to shops, schools and amenities. The property is also ideal for walkers, with lovely riverside walks close by, whilst also being situated close to the 36 bus route.

On the ground floor there is an entrance hall with stairs rising to the first floor and access to the living room, with an electric fire. There is an open plan kitchen/diner, fitted with a range of units and further understairs storage, whilst double doors lead to the conservatory, which overlooks the rear gardens. To the first floor there is landing with loft access hatch, main bedroom with fitted wardrobes, two further bedrooms and the fully tiled house bathroom, fitted with a three piece suite, including a bath with shower over.

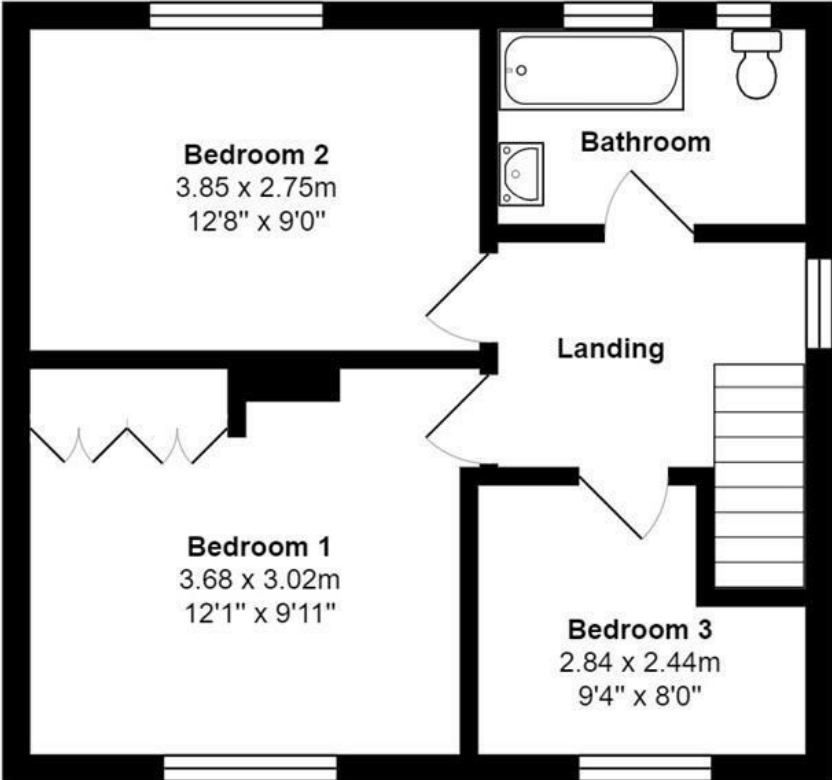
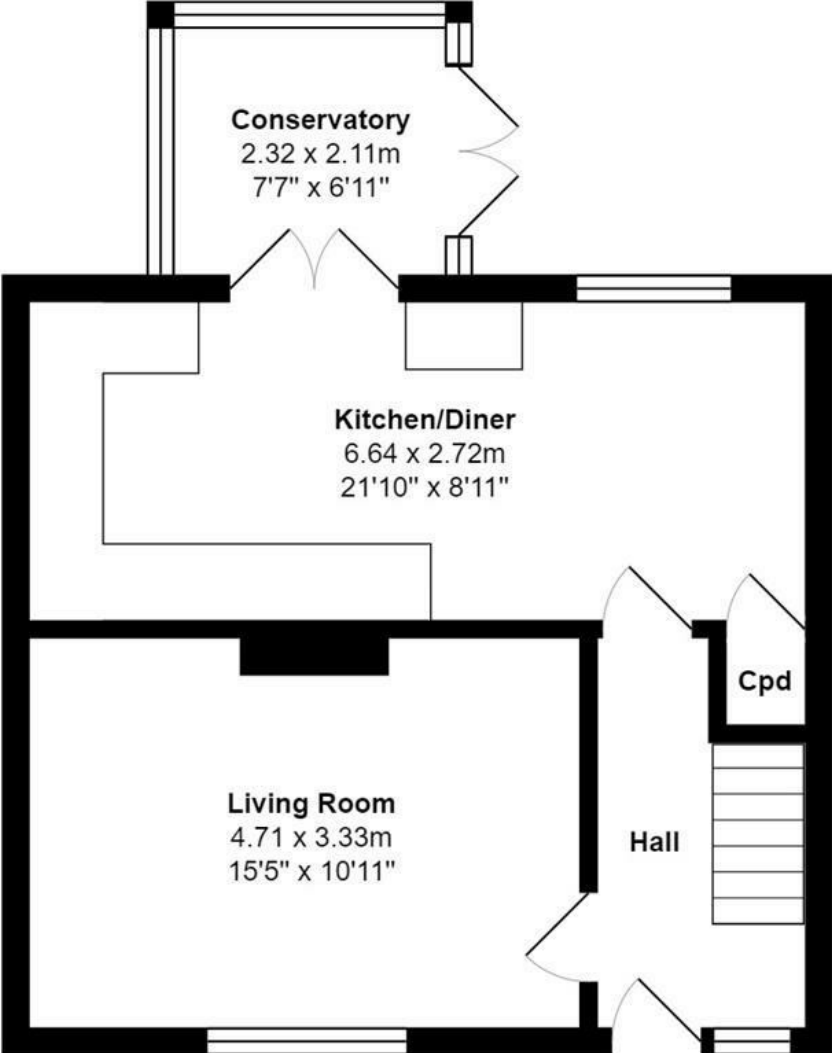
Externally gated access is available to the low maintenance front garden, with further gated access leading to the side of the house. The rear garden is a fantastic size, being fully enclosed and ideal for purchasers with pets and children. The garden is a mix of lawn and gravel, offering a number of seating area, including decked area with covered pergola. A gate leads to the driveway parking, whilst access is also available into the rear of the garage and a timber shed also offers further storage.

This deceptively spacious house is sure to appeal to a variety of purchasers, whilst also being competitively priced.







Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

