







## **Accommodation**

A spacious semi-detached bungalow, occupying a prime plot, overlooking the river Skell and also being just a short walk from the city centre. Bungalows this close to the centre are rare, especially ones on such a good size plot and offering so much potential, so an early viewing is advised.

The property has been much loved and well maintained, whilst it does now offer the scope to update in areas. A number of the bungalows close by have been extended and the plot certainly offers endless possibilities, subject to necessary consents. The elevated position means that the bungalow is set back from the road and it enjoys a lovely open aspect, towards the river and beyond.

The main entrance door leads to the entrance hall, with loft access and a storage cupboard. The living room is situated to the front of the property, with a fireplace and gas fire. The kitchen comes fitted with a range of units, whilst also housing the boiler and with access to the rear garden. There are three bedrooms and the modern shower room, part tiled and fitted with a heated towel rail. There is gas central heating and double glazing in place, whilst the accommodation feels light and airy throughout.

Externally there is large open lawned garden to the front of the bungalow, established and well stocked, with numerous plants, shrubs and trees. There is an extensive gravelled driveway, providing parking for several vehicles and also giving access to the single detached garage. Gated access is available to the rear garden, which is fully enclosed and again well established.

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 bungalow is also situated close to the 36 bus route, giving regular ease of access to Harrogate and Leeds.

Sold with no onward chain, an internal appraisal is advised to appreciate the potential and setting on offer.



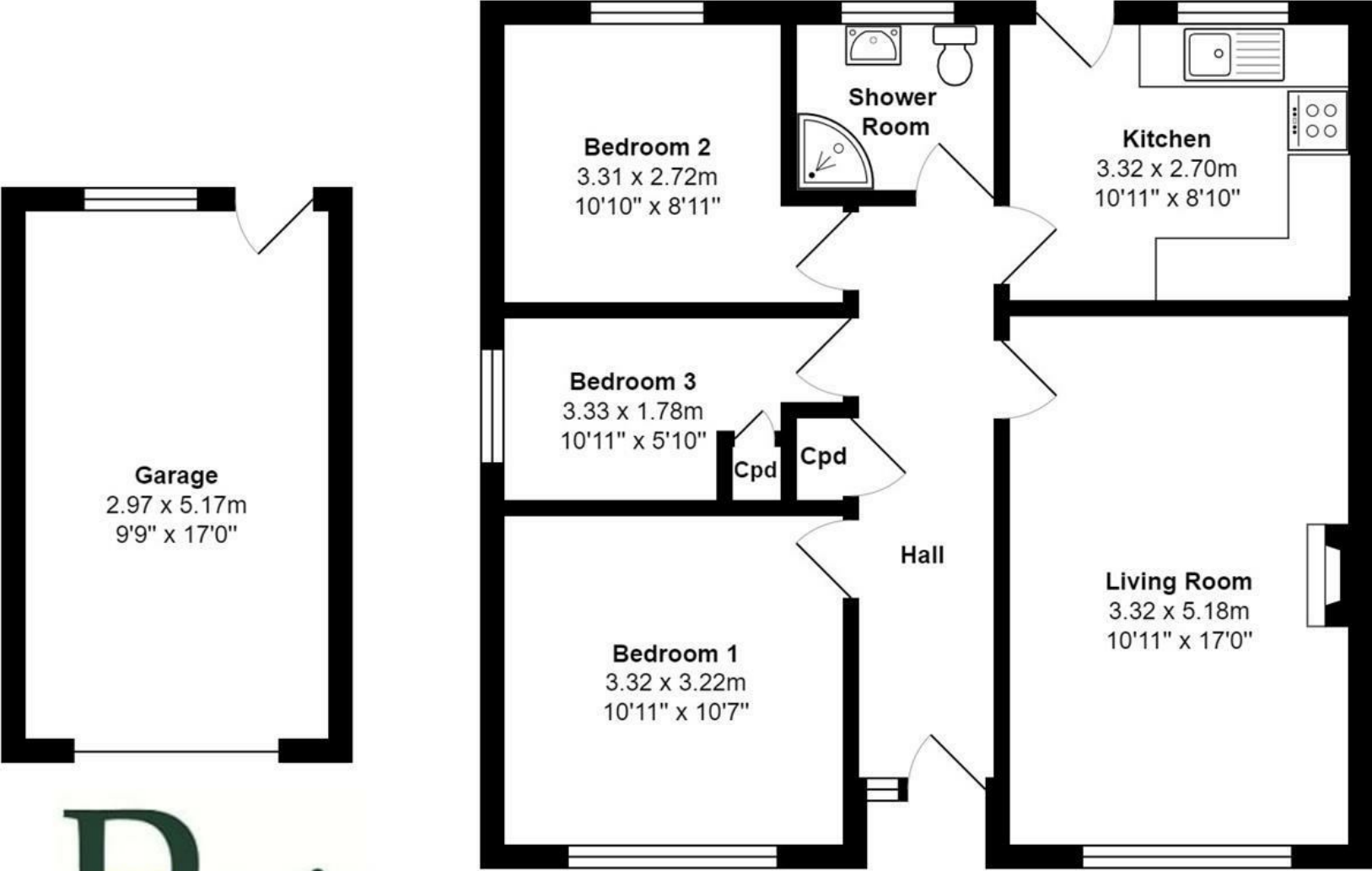








Floorplan











EPC

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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