







## **Accommodation**

A stylishly presented one bedroom ground floor apartment, situated in a purpose built block of just four apartments and benefitting from a lovely private garden and allocated parking.

The property is immaculate throughout, revealing a modern and stylishly presented interior, which is ready to move into. The property is sure to be of interest to first time buyers, whilst it no doubt also offers a cost effective alternative to bungalow, for those looking for single floor living.

On the ground floor, access is available into the communal entrance hall, which services the four apartments. The apartment itself offers a good size open plan living/dining room, kitchen with integrated stainless steel oven and hob, inner hallway with handy storage cupboard, a good size double bedroom with door leading to the rear garden and the bathroom, part tiled and fitted with a modern white suite, including a bath with glazed screen and shower over.

There is an allocated parking space to the front of the apartment and further guest parking is available on a first come first served basis. Access is available to the side of the building, leading to a bin storage area and the enclosed rear garden beyond, with patio and decked seating areas. The apartment also benefits from gas central heating and double glazing.

The apartment is situated approximately one mile from the city centre, located in a small cul-de-sac and with ease of access to a range of shops and amenities. The property also offers ease of access to transport links, including Harrogate and Leeds, plus further afield, with the A1M link easily accessible. Shops and amenities are available close by, whilst there are also beautiful countryside walks on the doorstep.

This lovely home is a must to view for buyers in the market for a turn key apartment.



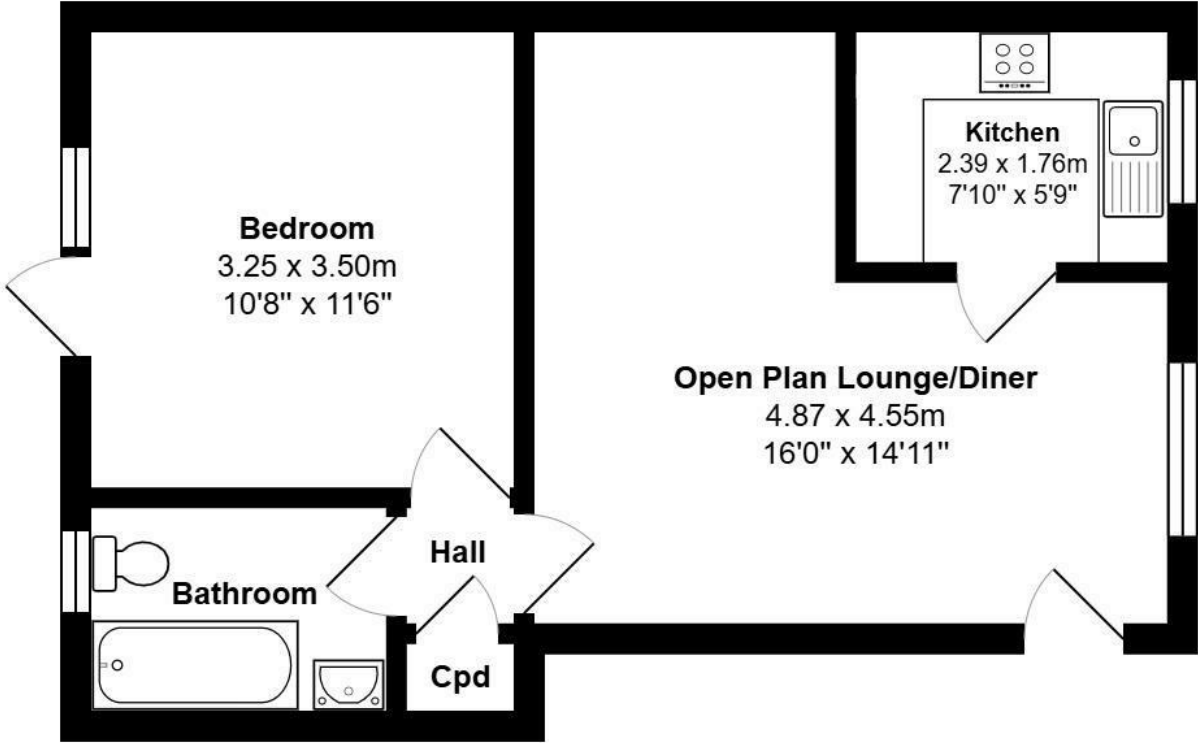








Floorplan



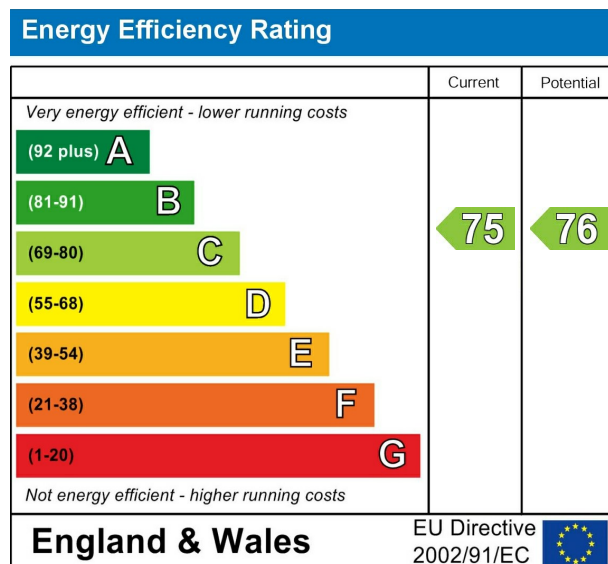
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## EPC



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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