



A well presented three bedroomed semi detached home with a lovely private west facing rear garden, driveway and garage situated within a popular residential location. The property benefits from gas fired central heating and Upvc glazing. The accommodation includes an entrance porch, spacious living room, kitchen/dining room fitted with modern wall and base units together with integrated oven, hob and French doors open to the rear patio and garden. To the first floor there is a master bedroom with built in wardrobes, two further bedrooms and a family bathroom fitted with a modern white suite with shower over the bath. Externally there is a front garden, driveway providing off street parking for several cars and access to the garage. There is also a pedestrian door from the garage to the rear garden. The rear garden is a lovely private space with patio and lawn. The property is situated in a popular residential location to the south side town.





- A well presented three bedroomed semi detached home
- Spacious living room
- Master bedroom with fitted wardrobes
- Gas fired central heating and Upvc double glazing
- Popular residential location
- Private west facing rear garden and patio
- Kitchen/dining room with French doors to the rear
- Modern family bathroom
- Driveway providing off street parking and garage

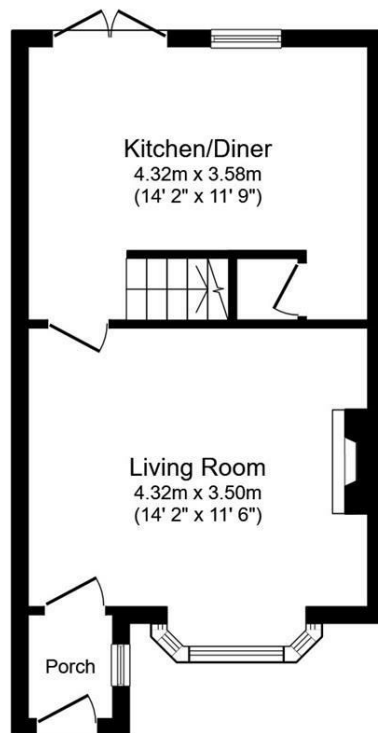
GENERAL INFORMATION

Tenure: Freehold

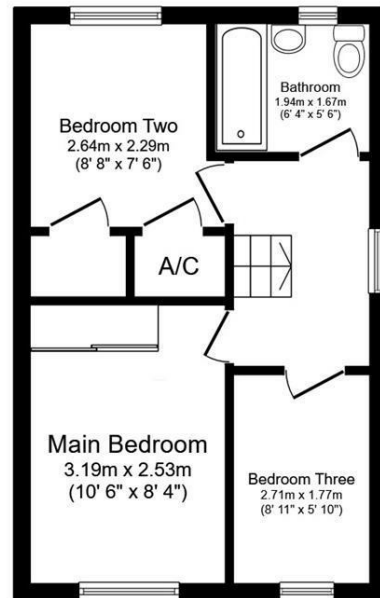
Services: Gas central heating, mains electric, water and drainage.

Double glazing.

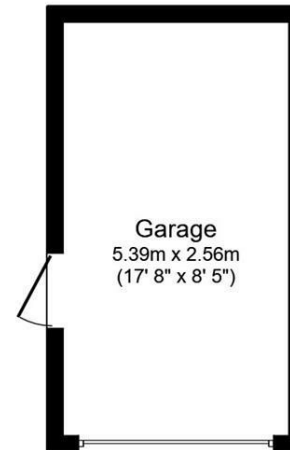
Local Authority: North Yorkshire Band C



Ground Floor
Floor area 34.4 sq.m. (370 sq.ft.)



First Floor
Floor area 31.9 sq.m. (343 sq.ft.)



Garage
Floor area 15.7 sq.m. (168 sq.ft.)

Total floor area: 81.9 sq.m. (882 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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MAB 6202



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