



A three bedroomed semi detached family home with gardens to the front and rear together with off street parking and single garage. The property benefits from gas fired central heating and Upvc double glazing. The well presented accommodation includes a spacious reception hall, living room with log burning stove, dining room with patio doors to the rear garden, fitted kitchen with wall and base units including integrated oven and hob. From the spacious landing there are two double bedrooms and a good sized single third bedroom. The bathroom is fitted with a modern white suite. Externally there is a front garden, gated driveway providing off street parking and access to the garage. The rear garden is enclosed with stone patio areas and lawn.





- Three bedroomed semi detached family home
- Living room with log burning stove
- Modern family bathroom
- Front garden and rear garden with lawn and patio areas
- Potential to extend subject to any planning permission or consents
- Spacious and well presented living accommodation
- Dining room with patio doors to the rear garden
- Gas fired central heating and Upvc double glazing
- Driveway providing off street parking and access to the garage
- Cul de sac location in sought after area

GENERAL INFORMATION

Tenure: Freehold

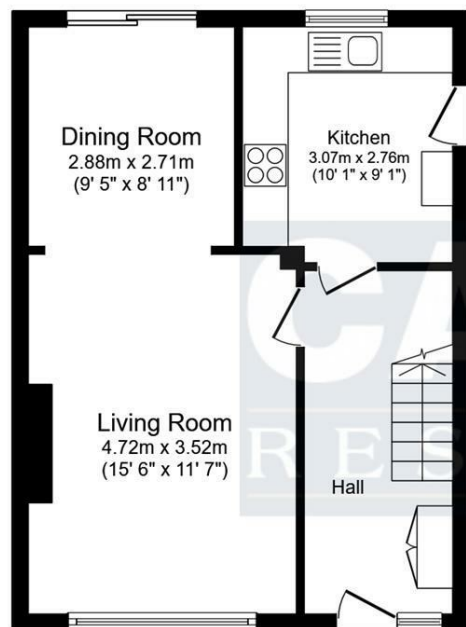
Services: Gas central heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band C

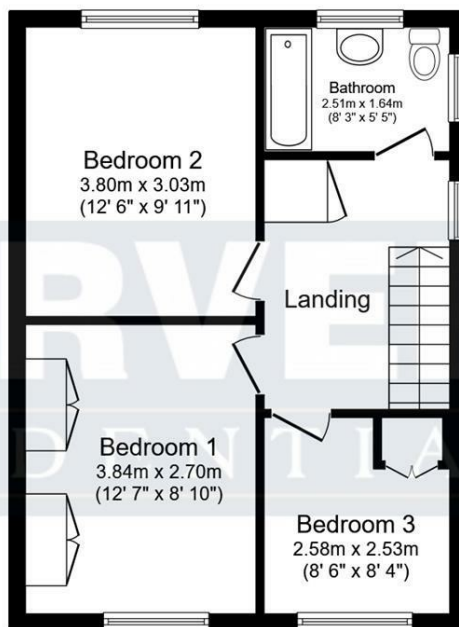
Buyer(s) Identification Checks

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Ground Floor

Floor area 42.9 sq.m. (462 sq.ft.)



First Floor

Floor area 42.9 sq.m. (462 sq.ft.)



Garage

Floor area 13.7 sq.m. (147 sq.ft.)

Total floor area: 99.5 sq.m. (1,071 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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