





Accommodation

A stylishly presented, three bedroom semi-detached family home, nestled away in a quiet cul-de-sac and situated on a highly sought after modern development, to the outskirts of Boroughbridge. Offered to market with no onward chain, the property is sure to appeal to a variety of purchasers, not least because of the good size plot and lovely rear garden, which attracts a lot of sunshine.

Just over 4 years old, the property is immaculately presented throughout and is sold with the balance of new build warranty in place. Occupying a prime plot, the property benefits from high performance double glazing throughout, helping to achieve the high energy efficiency rating.

Situated on the outskirts of Boroughbridge, the property offers ease of access to a range of amenities, both in Boroughbridge itself and the neighbouring towns/cities, including Harrogate, Ripon and Thirsk. The property is also ideally located for commuters, offering ease of access to the A1(M) and beyond.

On entering the property, there is an entrance hall with stairs rising to the first floor and a storage cupboard. There is a good size living room with large window enjoying views of the front garden, a spacious kitchen/diner with patio doors giving access to the delightful rear garden, large understairs storage cupboard and a WC completes the downstairs layout. With ample space for a good-sized dining table, the kitchen/diner is fitted with a range of stylish units and some integrated appliances, including a gas hob and double oven, as well as under-cabinet lighting. Rising to the first floor, there is a landing with loft access. The main bedroom is a generous double, with fitted wardrobes and a modern ensuite shower room. There are two further well-proportioned bedrooms and the house bathroom, which is part-tiled and fitted with a white suite, including bath with shower and glazed screen over.

Externally, there is a low maintenance garden to the front of the house, with a paved pathway leading to the front door. A side gate gives access to the generous south facing rear garden, which is mostly laid to lawn, with a small patio area and shed providing handy storage. The rear garden is fully enclosed, offering a good degree of privacy, offering a blank canvass for the new owner(s), but with endless potential. There is driveway parking available to the side of the property for two vehicles, whilst an EV charging point is already in place. The house also benefits from gas central heating and double glazing throughout.

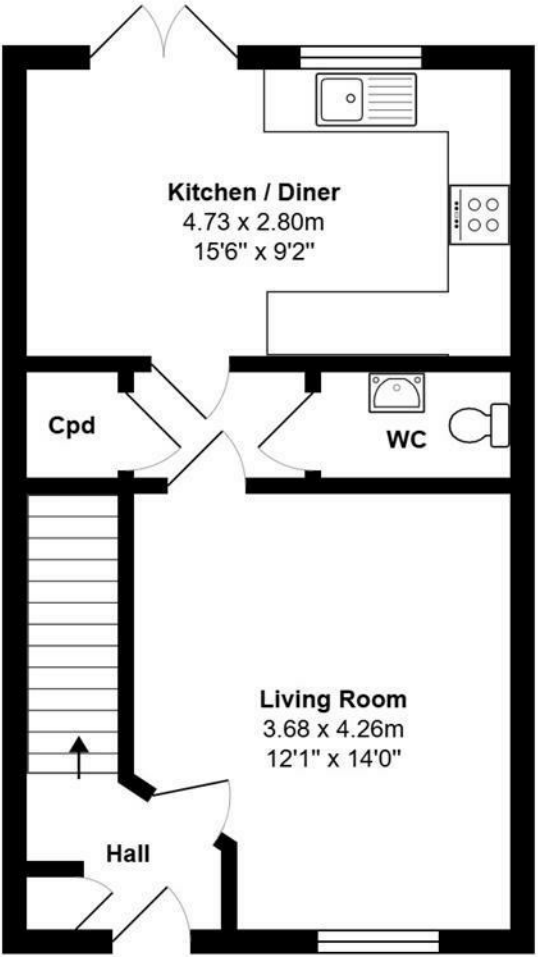
Neutrally decorated throughout, properties of this quality and size are rare to market at this price point, and an early viewing is advised on this lovely turn-key property.

Agents Note - The property is freehold, an annual service charge of approximately £120 is payable towards site maintenance.

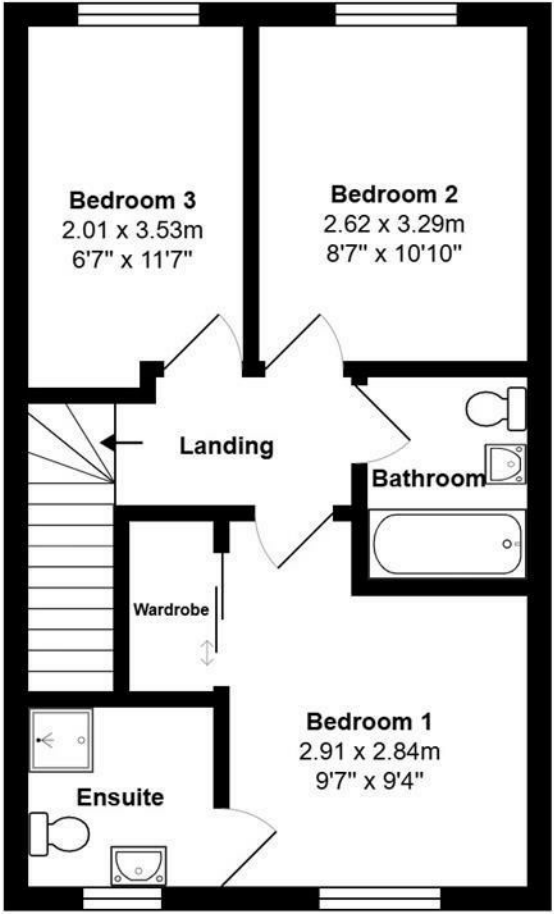




Floorplan



Ground Floor

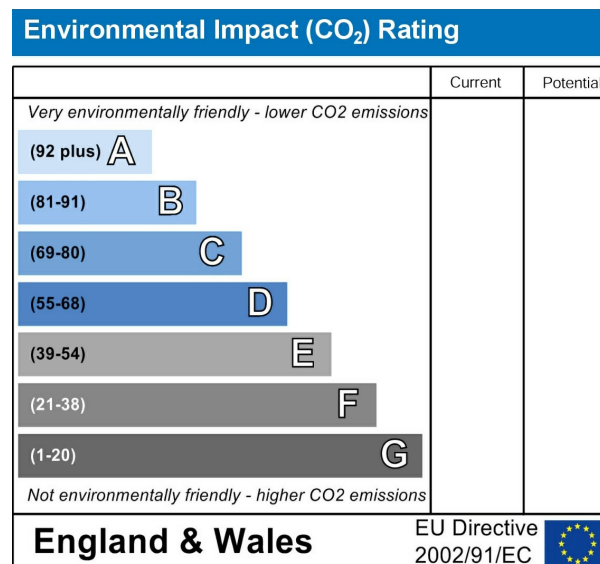
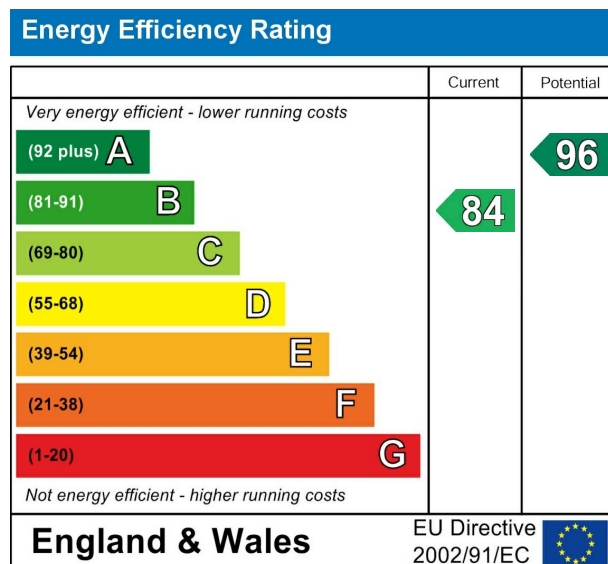


First Floor





EPC



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.

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