





Accommodation

A delightful three bedroom, semi-detached bungalow, nestled away to the head of a quiet cul-de-sac and enjoying a generous size established plot. The property boasts driveway parking for multiple vehicles, a single garage and attractive gardens to the front and rear.

Located in a sought-after residential area on the south side of the city, the property is situated close to schools and amenities, whilst also being near to open countryside. The bypass is available close by, whilst the bungalow is also situated close to the 36 bus route, giving ease of access to Harrogate and Leeds.

On entering the property, there is a welcoming entrance hall with loft access. The living room is generous in size, with a large window giving a lovely outlook to the front garden and a cosy multi-fuel burning stove. The kitchen/diner is fitted with a range of wall and base units, having ample space for a good size dining table and door access to the driveway. There are three bedrooms, the main bedroom is a good sized double with fitted wardrobe storage, the two further bedrooms are smaller doubles, with large windows giving an airy feel throughout. The bathroom is part tiled and fitted with a white suite, including a bath with glazed screen over and a chrome heated towel rail. The property also benefits from gas central heating and double glazing throughout.

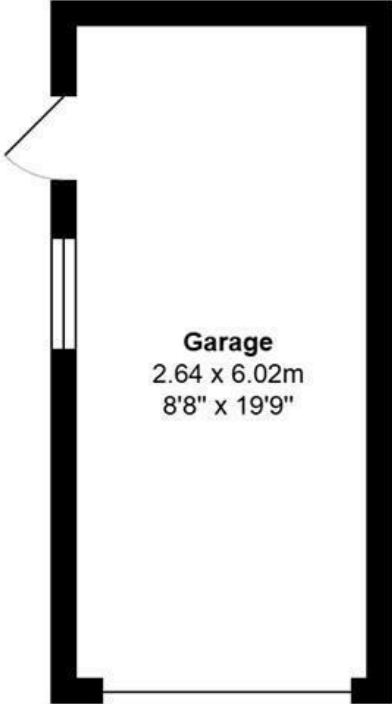
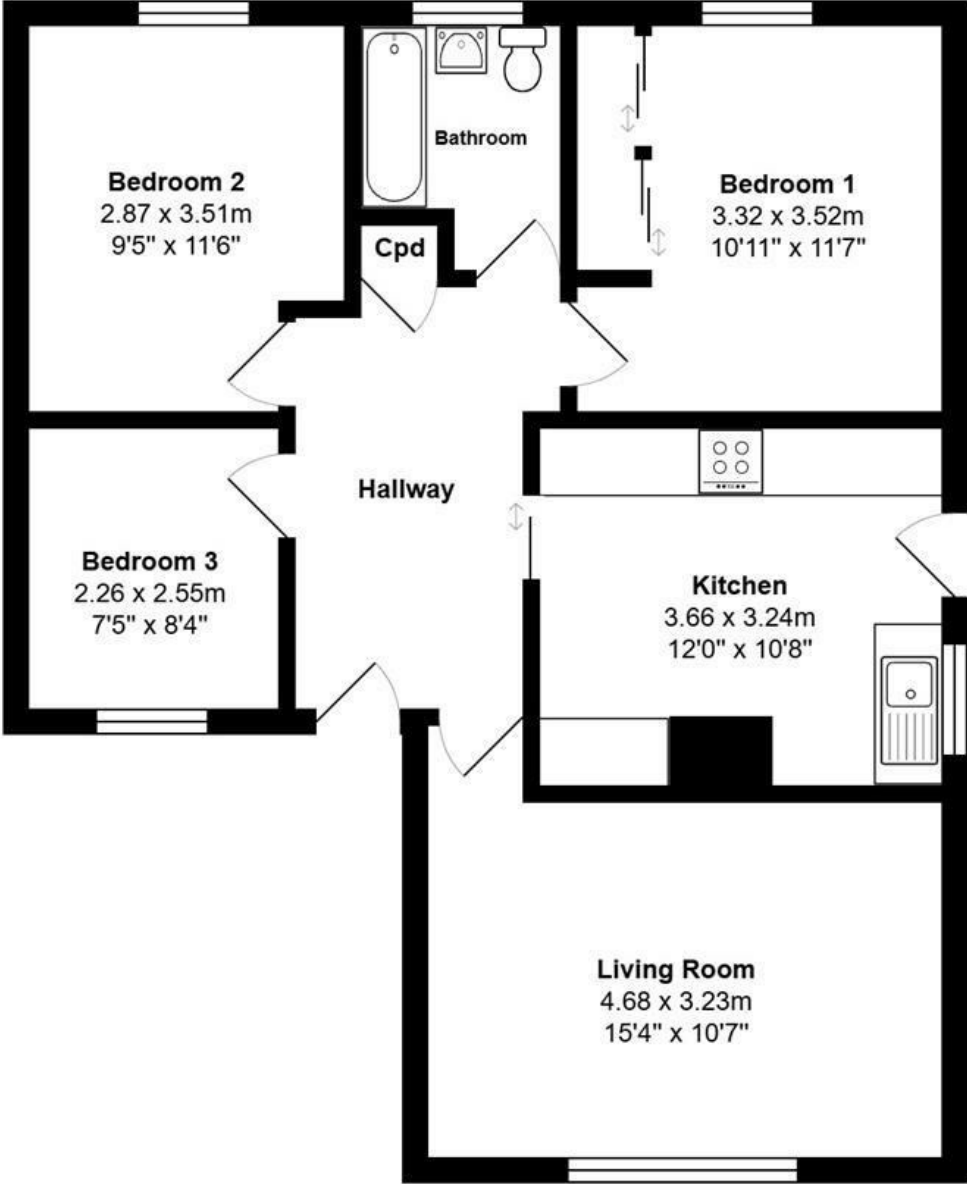
Externally, the property enjoys delightful gardens to the front and rear, along with driveway parking for multiple vehicles. A gate gives access to the driveway, carport and single garage, with a paved pathway also leading to the front door. The front garden is mostly lawned, with hedge borders and stocked flowerbeds. The rear garden is a good size and part laid to lawn, with a patio area perfect for outdoor seating and entertaining. There is a shed providing further handy storage and a greenhouse area, ideal for avid gardeners. The gardens offer a high degree of privacy and prove a real feature of this highly desirable bungalow.

An internal inspection is required to fully appreciate the accommodation on offer with this lovely home and an early viewing is advised to avoid disappointment.







Floor





EPC

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

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

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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