





Accommodation

A charming Grade II listed period home, revealing a quirky interior and generously proportioned accommodation arranged over four floors. The layout is as flexible as it is spacious, with the cellar conversion offering a further reception room, freeing up the original main reception room, which is currently utilised as a formal dining room, ideal for entertaining. The extended kitchen to the rear of the house also offers space for a dining table, should the new owners wish, with the accommodation flowing seamlessly through bi-fold doors to the outside space.

Unusually for a property so central, the house also boasts a great size rear garden, which offers a surprisingly tranquil setting, considering the properties central location. The charm continues into the garden, with a fully landscaped space, complete with garden room and hot tub area. Whilst modern touches have been added over the years, the house also retains many period features.

On the ground floor the main entrance door leads to a spacious entrance hall with stairs rising to the first floor. There is a reception room to the front of the house, with an attractive fireplace and being currently utilised as a dining room. A stylish fitted kitchen offers a range of units with wooden work surfaces, whilst the tiled floor flows into the dining/living area, which leads through bi fold doors to the rear garden. Stone steps with feature lighting lead down to the converted cellar, offering two store rooms and a cosy family/media room, with a tiled floor and exposed brick feature wall. To the first floor there is a landing with further staircase rising to the second floor, plus two bedrooms, both with pretty fireplaces. On the top floor there is a further double bedroom with a range of fitted wardrobes and the quirky fully tiled house bathroom, offering a white suite including a jacuzzi bath and separate shower cubicle.

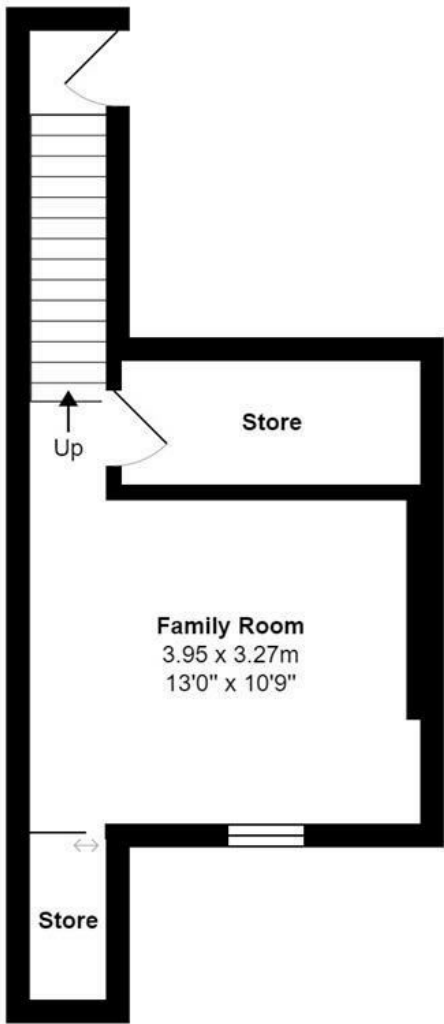
Externally there is a low maintenance garden to the front, with a gated pathway to the front door. Access is available to the rear garden, which is fully enclosed and a real delight, fully landscaped and attracting a lot of sunshine. The garden offers artificial turf for ease of maintenance and an extensive patio. To the bottom of the garden there is a quant garden room, which is even fitted out with a shower room, ideal for use with the private hot tub area. Street parking is available close by, whilst the address does also qualify for permit parking on the neighbouring streets, just seconds away and on a first come first served basis, all for a minimal annual charge.

A viewing is essential on this very deceptive home, which offers exceptional space for the money and is also offered for sale with no onward chain.

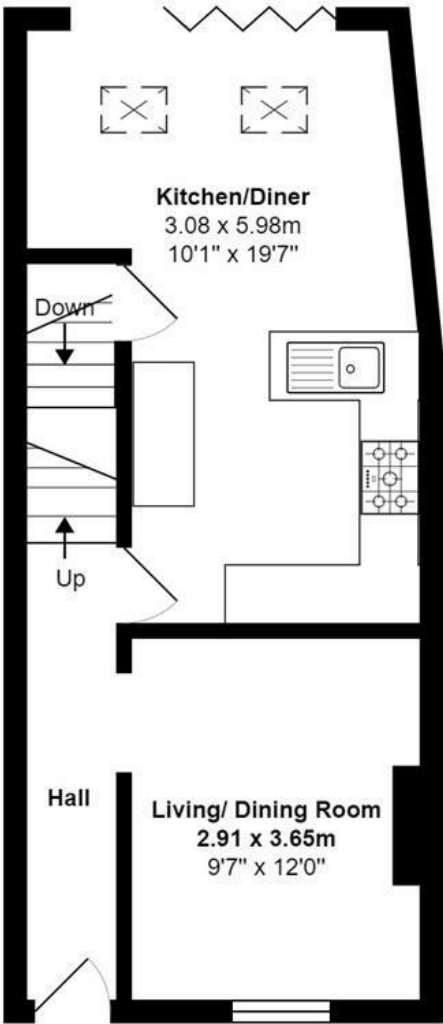




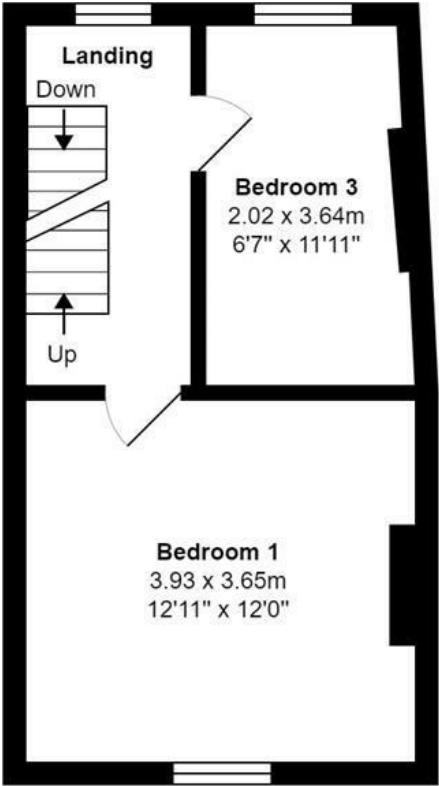
Floorplan



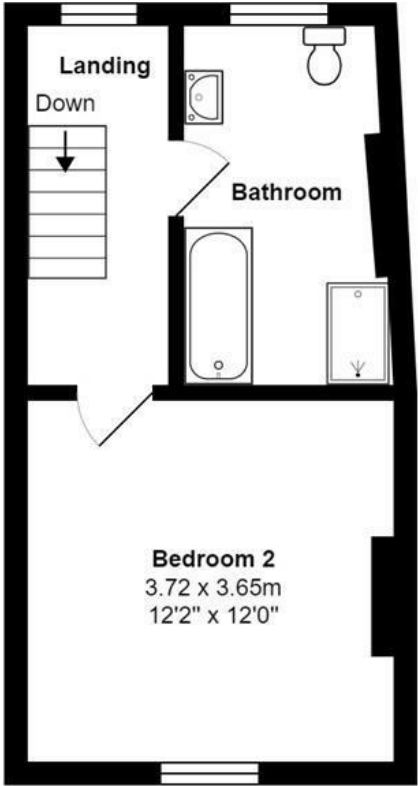
Basement



Ground Floor



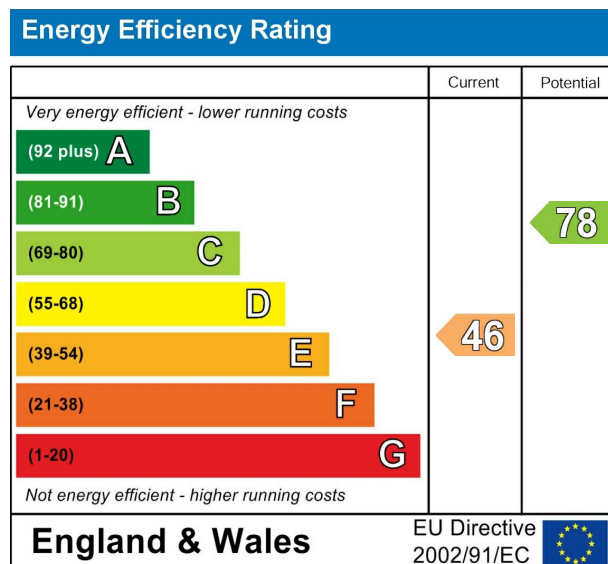
First Floor



Second 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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

