





## Accommodation

A well-presented two bedroom end-terraced house, situated in a sought after residential area, offering airy accommodation and a low maintenance rear garden, whilst also enjoying lovely cathedral views.

The house reveals deceptively spacious accommodation throughout, with generous living spaces for the price bracket and a neutrally decorated interior, which is ready to move straight into.

Situated just minutes from the city centre, the house is ideally placed for access to an array of shops and amenities, whilst transport links are also readily available, including the A1 and regular 36 bus services to Harrogate and Leeds.

To the ground floor, the main entrance door leads into an entrance porch, with stairs rising to the first floor. The living room is a good size, with a cupboard providing handy storage and a large window flooding the room with light. The kitchen is fitted with a variety of modern units, along with space for appliances and rear garden access. To the first floor, there is a landing with loft access, two well-proportioned bedrooms (one a spacious double with a storage cupboard) and the part tiled house bathroom, fitted with a heated towel rail and white suite, including a bath with shower over. The property also benefits from double glazing throughout and gas central heating.

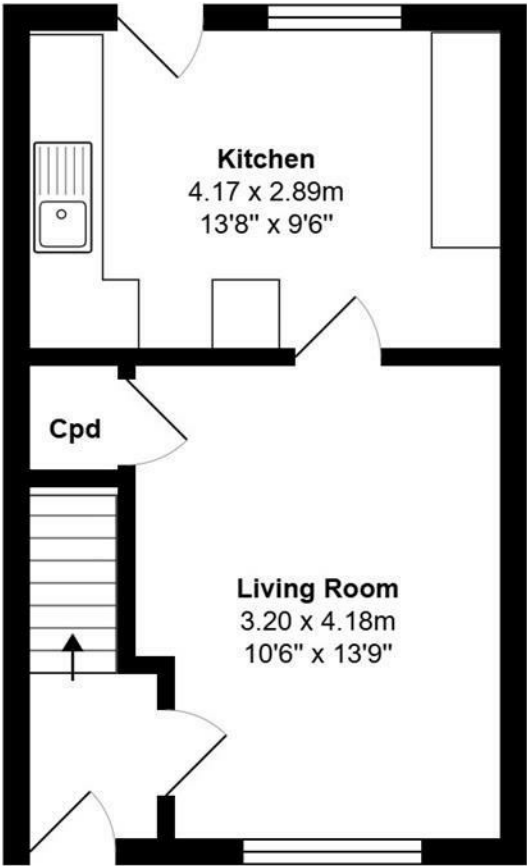
Externally, the front garden is mostly laid to lawn, with a pathway leading to the main entrance door. Gated access is also available to the side of the house, leading to the garden. The rear garden is enclosed and fully paved for ease of maintenance, making a lovely space to relax and unwind, without large amounts of upkeep. The property also boasts a single garage with up and over door, which is situated in a garage block a moments' walk from the property.

The property is sure to suit a range of purchasers, and with spacious and neatly presented accommodation for the price bracket, an early viewing is advised on this lovely home.

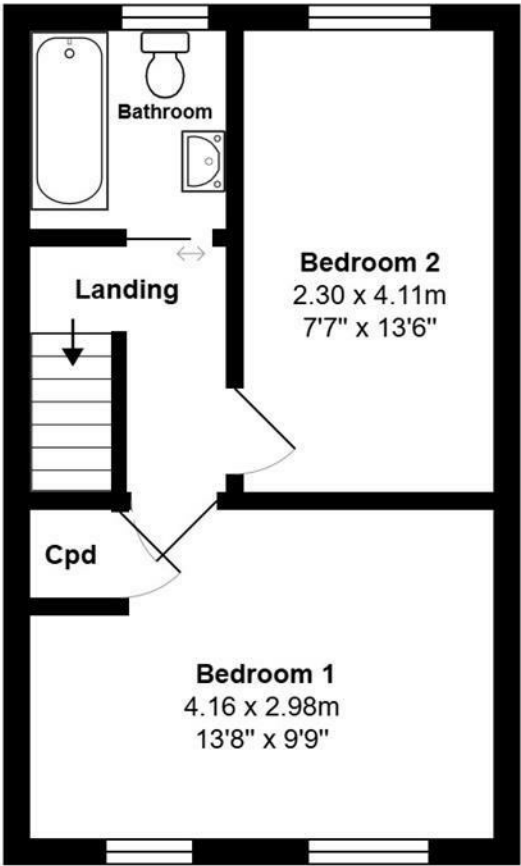




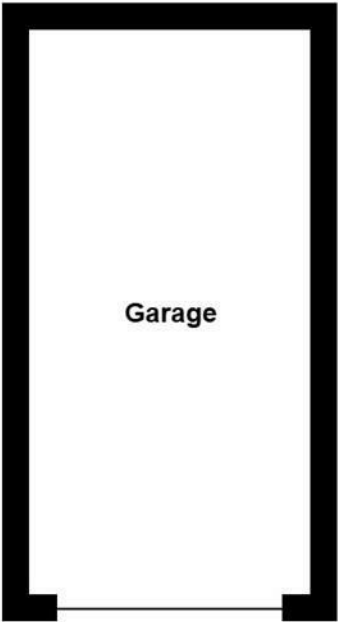
Floorplan



Ground Floor




First Floor




Garage



EPC

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

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

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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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