





## Accommodation

A neatly presented three bedroom end-terraced house with larger than average 20 foot long garage/workshop, occupying a lovely village setting and enjoying a mature private rear garden, whilst it has also undergone a rear extension.

The house sits on a tree lined street, set back from the road and offering a lovely rural outlook, being on the edge of open countryside. The property has been well loved by the current owner, now offering the potential to update in areas.

The property offers a handy location, providing a village feel and atmosphere, whilst offering ease of access to shops, amenities and the Ripon bypass being only a short drive away. The house is also ideally placed for those with dogs or an active lifestyle, offering lovely countryside walks on the doorstep.

On the ground floor, there is a welcoming entrance hall with stairs rising to the first floor and handy under stair storage. The living room is a great size, with large windows and a fireplace, a further dining/family room has been added with the extension, which is part open plan and gives access to the rear garden through a patio door. The kitchen completes the downstairs layout, fitted with a range of modern units, some appliances and tiled splashbacks. To the first floor, there is a good size landing with loft access hatch, three bedrooms (two good size double and one coming fitted with a range of mirror fronted wardrobes) and the modern house shower room, fully tiled and fitted with a white suite, including a walk in shower with glazed screen, plus an over stairs storage cupboard. The property also benefits from gas central heating and double-glazing throughout.

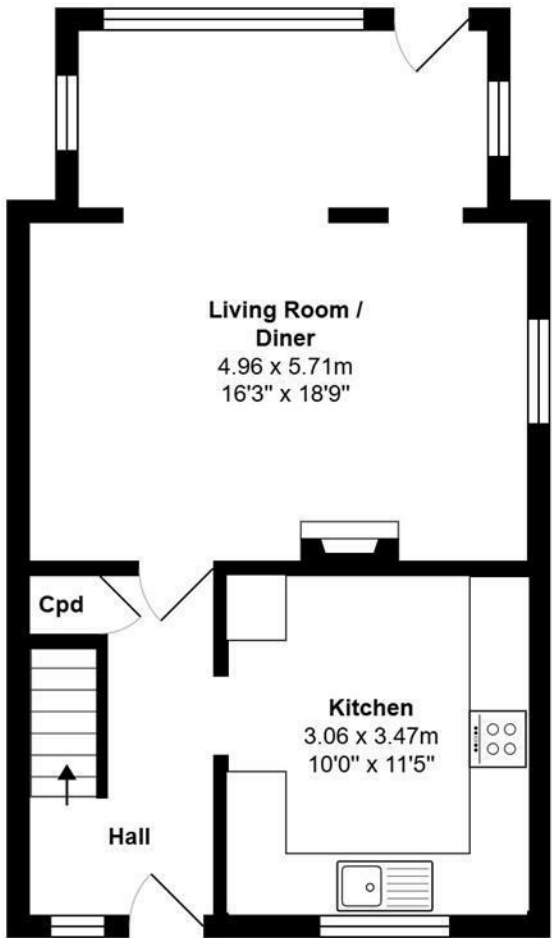
Stepping outside, a large driveway provides access to the 20 foot garage/workshop and allows for parking. To the front of the property, there is an upper lawned garden shared with neighbouring property, with a lower paved area outside the front door. A gate to the side of the property gives access to the rear garden, which is a real delight. Fully enclosed and sheltered by mature foliage, the garden is mostly gravelled for ease of maintenance, with paved pathways providing easy access around the garden.

Houses in this sought after area are rare to market and an early internal viewing is essential on this lovely chain free home.

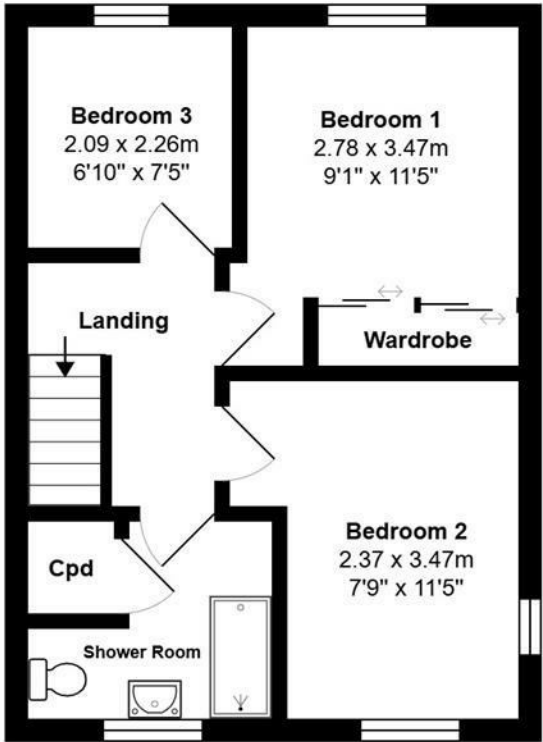




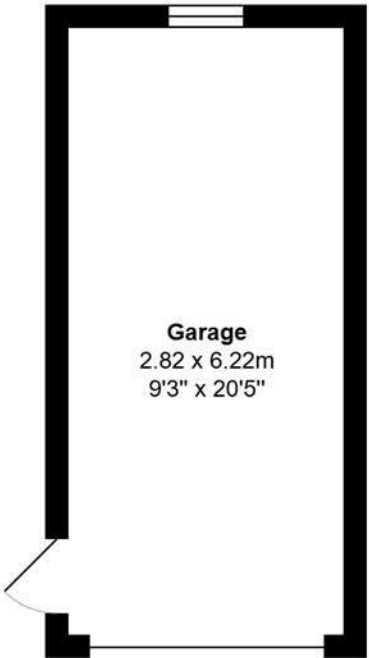
Floorplan



Ground Floor



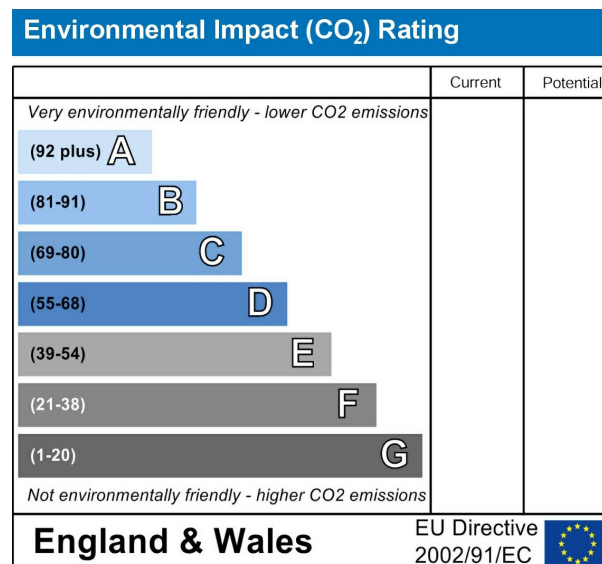
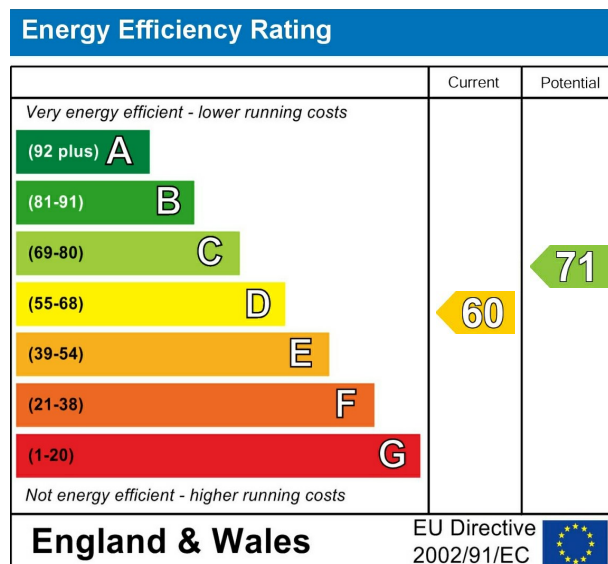
First Floor



Garage



## EPC



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

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