

**D**avis  
**L**und

Kings Meadows  
Sowerby  
North Yorkshire  
YO7 1PB  
Guide Price £275,000







## **Accommodation**

A nicely presented and much improved three bedroom detached family home, located on a sought after development and enjoying a lovely open aspect to the rear. The house is neutrally decorated throughout, feeling light and airy and offering open plan living, perfect for family life.

The property also benefits from driveway parking, a single garage and lovely enclosed rear garden, ideal for purchasers with pets and children. Gas central heating and modern double glazing are also in place.

On the ground floor the main entrance door leads to the hallway, with stairs leading to the first floor. The double aspect open plan lounge/diner is a great size, with double doors to the rear garden and access to the kitchen, which is fitted with a range of modern units and some integrated appliances, whilst doors lead to a handy storage cupboard and the side of the property. To the first floor there is a landing with loft access, three bedrooms (two great size doubles) and the stylish shower room, fitted with a modern white suite and large walk in shower.

Stepping outside, there is an open lawned garden to the front of the house, whilst a driveway provides parking for several vehicles and gives access through double gates to the single garage. The rear garden is fully enclosed and a real delight, part laid to lawn and with a large patio, ideal for entertaining. There is a side access door to the garage, whilst a timber shed provides further storage.

Properties are rare to market in this sought after area, especially ones ready to move into and an early viewing is advised on this highly desirable home.

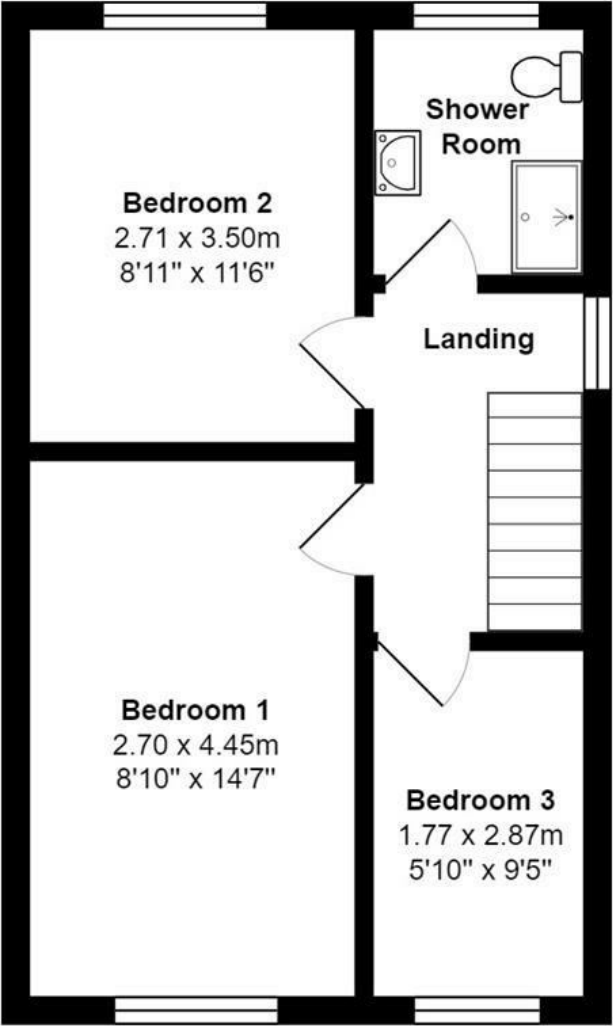
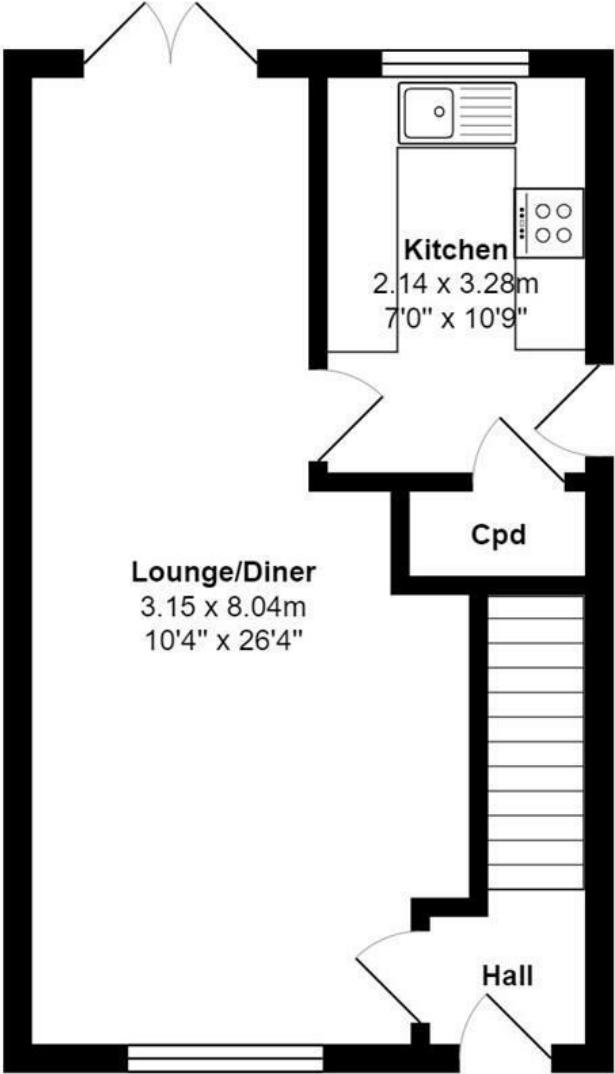









Floorplan








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 - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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