





## **Accommodation**

A lovely detached family home, occupying a great size plot and enjoying a woodland outlook to the rear. The property is situated on a highly sought-after development to the south side of the city, revealing an immaculate and spacious interior.

Constructed in 2020, the modern home offers a light and airy interior, with three good size bedrooms. The house sits on the edge of the development, backing onto woodland and the plot feels very established and private. The good size plot means the property no doubt offers the scope to extend, subject to necessary consents.

On the ground floor the main entrance door leads to the spacious entrance hall, with stairs rising to the first floor, an under stairs storage cupboard and cloakroom/WC. There is a living room to the front of the house, whilst a kitchen/diner runs the full width to the rear, fitted with a range of modern units and some integrated appliances, whilst double doors lead to the rear garden. A utility room offers space and plumbing for a washing machine, whilst also housing the gas central heating boiler and offering access to the driveway. To the first floor there is a landing with a loft access hatch and storage cupboard, main bedroom with stylish ensuite facilities, two further double bedrooms and the house bathroom, part tiled and fitted with a white suite, including a bath with glazed screen and shower over.

Externally there is an open lawned garden to the front of the house, with a pathway to the front door. A block paved driveway provides parking for numerous vehicles and gives access to the single garage, fitted with an EV charger point. Access is available to the side of the house, leading to the lovely enclosed rear garden, which is fully enclosed and ideal for purchasers with pets and children.

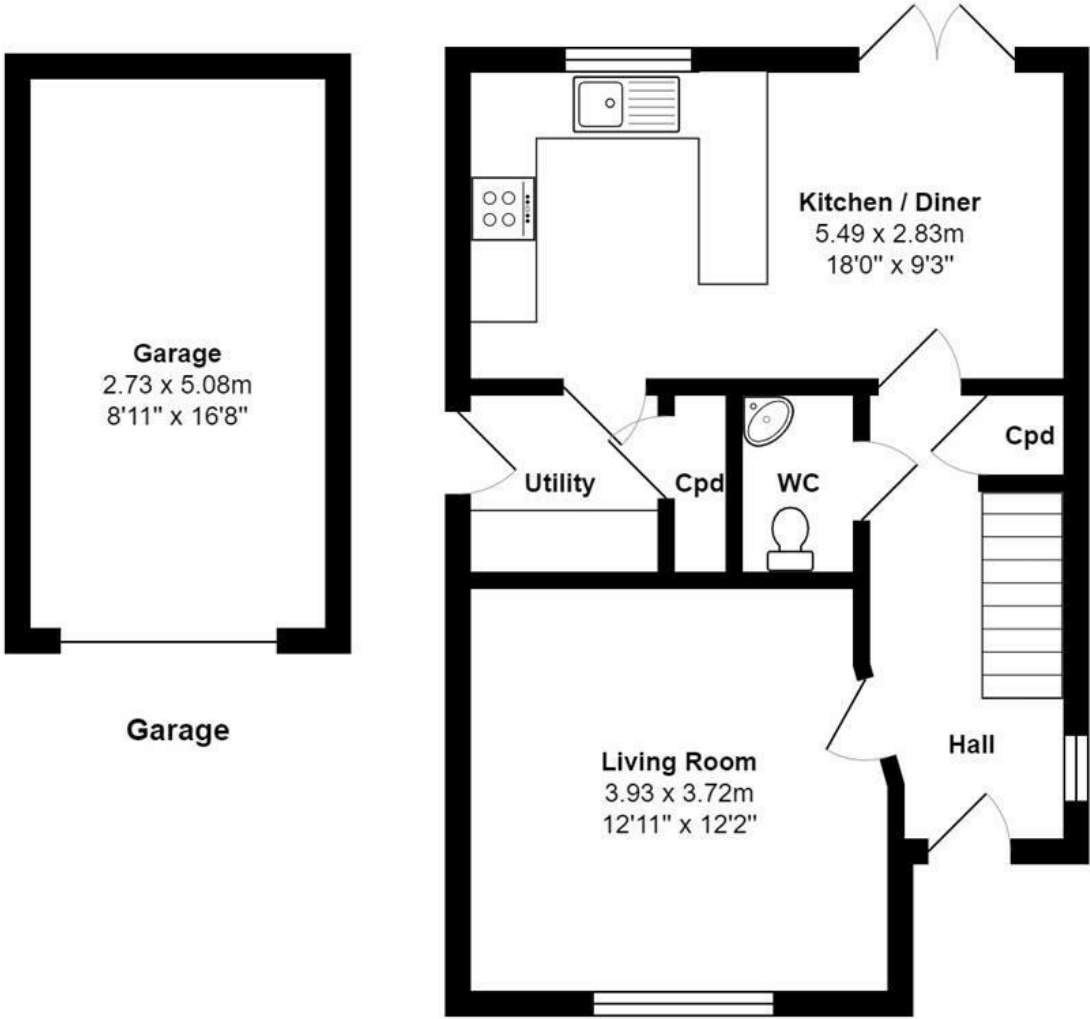
Located in a sought-after residential area, the property is situated close to schools and amenities, whilst also being near to open countryside. The bypass is available close by, whilst the property is also situated close to the 36 bus route, giving ease of access to Harrogate and Leeds.

Sure to suit a range of purchasers, this energy efficient home is a must to view.

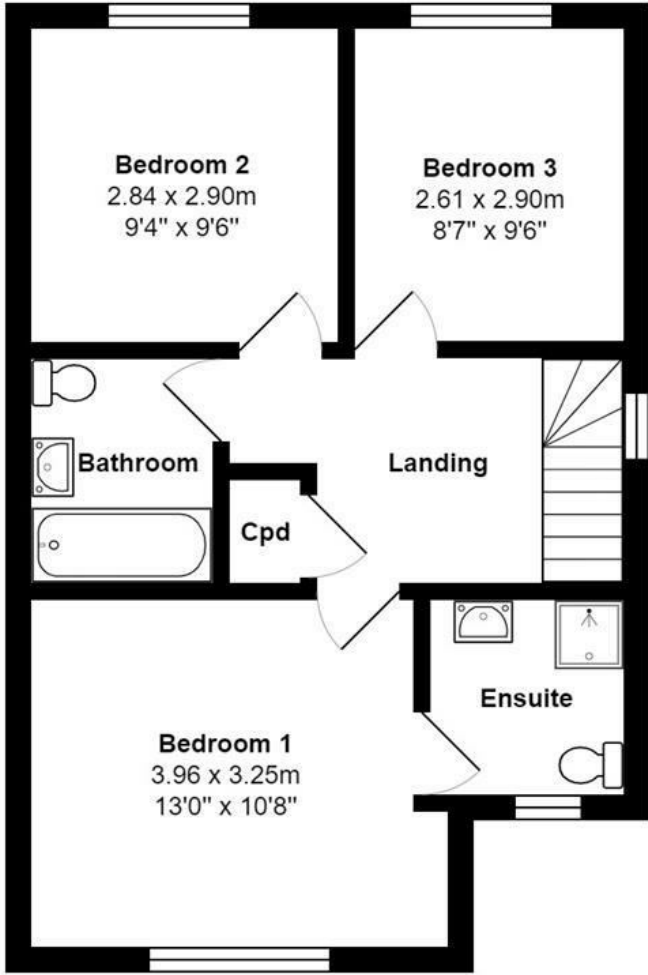




Floorplan



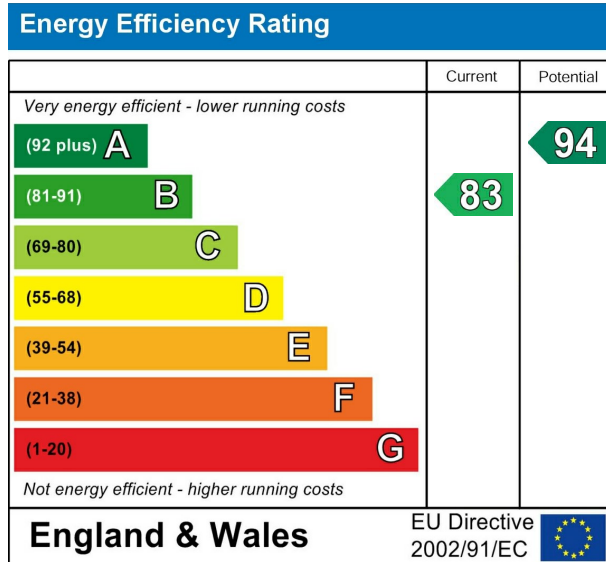
Ground Floor



First Floor



EPC



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