





## **Accommodation**

A well proportioned three bedroom terraced house, revealing good size gardens and a desirable village setting. This lovely family home offers great value for money and it is sure to be of interest to first time buyers, whilst it does now offer the opportunity to update to personal taste.

Located in the highly sought after village of Skelton-On-Ure, both Ripon and Boroughbridge are just a few miles away, whilst access to transport links including the A1 are readily available. Skelton-On-Ure itself offers a great community spirit, with a village church and even a play park near to the house.

On the ground floor there is an entrance hall with stairs rising to the first floor and a cloakroom/WC. There is a good size living room with an open fire, rear entrance hall with access to the garden, a kitchen/diner with storage cupboard and the downstairs bathroom, fitted with a white suite. To the first floor there is a spacious landing and three good size bedrooms.

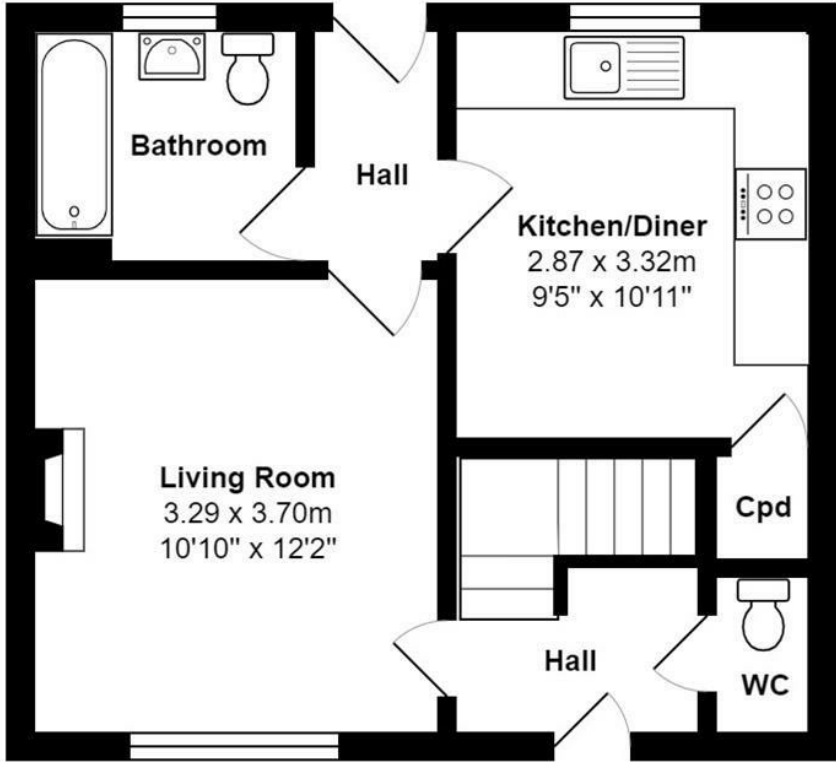
Externally there is a lawned front garden, with a pathway to the front door and passageway leading to the rear garden. The enclosed rear garden is a good size and again laid to lawn, with fenced boundaries and being ideal for purchasers with dogs and children.

This deceptively spacious house is sure to appeal to a variety of purchasers, whilst also being offered for sale with no onward chain and an early viewing is advised.

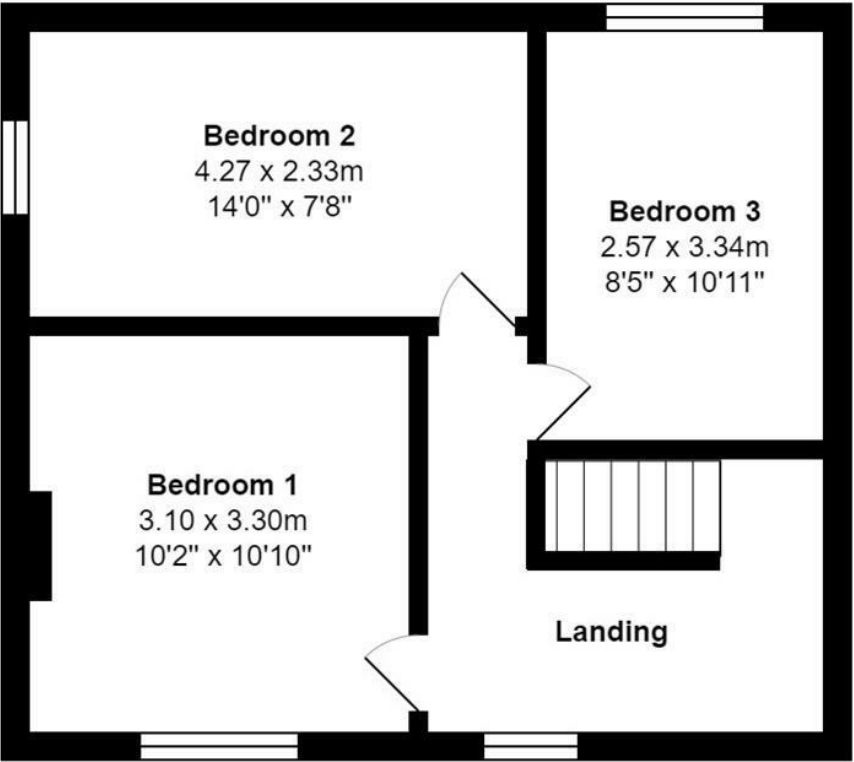




Floorplan

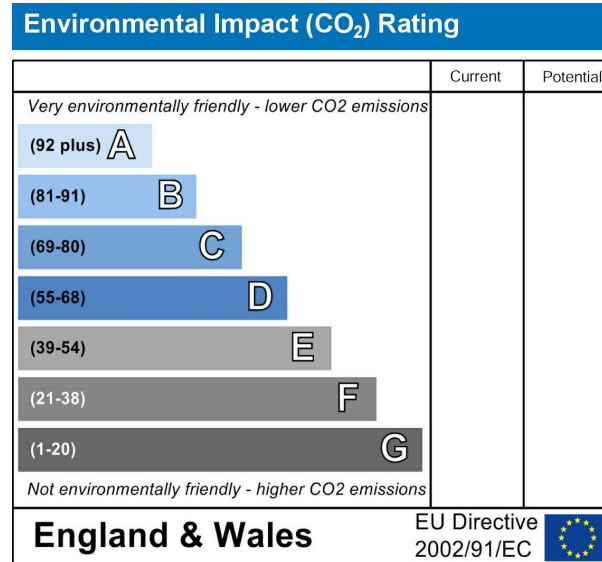
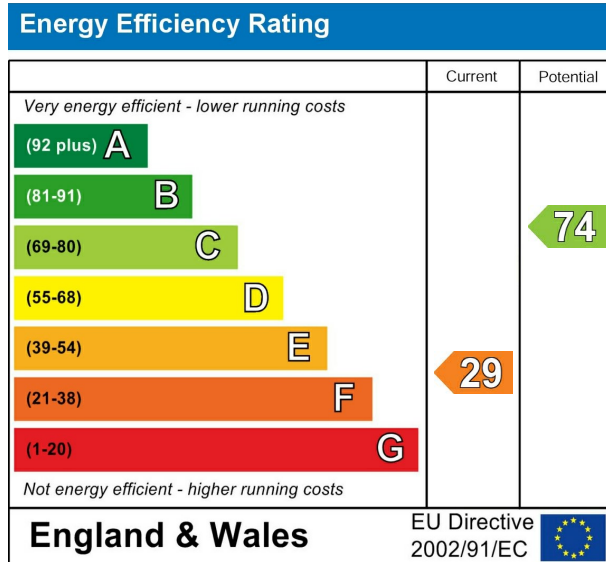


Ground Floor



First Floor

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)

**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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