





Accommodation

A deceptively spacious three double bedroom period town house, with flexible accommodation arranged over three floors and further cellar space, which is ripe for conversion, subject to necessary consents. Unusually for a central property, the house offers off street parking and a low maintenance seating area with storage.

The property has been much improved by the current owner, whilst there is still the scope to improve in other areas and the property offers endless opportunities.

On the ground floor, the main entrance door leads into the good size living room, fitted with an attractive fireplace and wood burning stove. The accommodation leads open plan into the spacious dining room, with stairs rising to the first floor and access down to the cellar, which currently offers handy storage. The breakfast kitchen is to the rear of the house, fitted with a range of units, whilst also incorporating a breakfast bar and housing the modern gas central heating boiler. To the first floor there is a landing with stairs rising to the top floor, two good size double bedrooms with fitted storage, whilst there is also two modern shower rooms, servicing the bedrooms. On the top floor there is a further bedroom, in the loft space.

Stepping outside, there is off street parking to the rear of the property, an area which can also be utilised as an outside seating and entertainment area, with a range of outbuildings and stores.

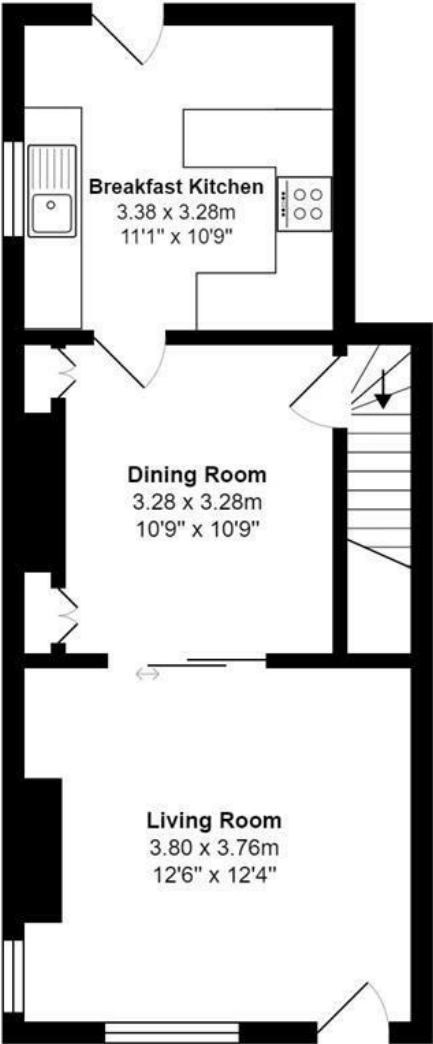
Situated just seconds from the city centre, the house is ideally placed for access to an array of shops and amenities, whilst transport links are also readily available, including the A1 and regular 36 bus services to Harrogate and Leeds. The setting is also ideal for a young family, with a well maintained park straight across the road.

An early viewing is advised on this lovely cottage, which is sure to appeal to a variety of potential purchasers.





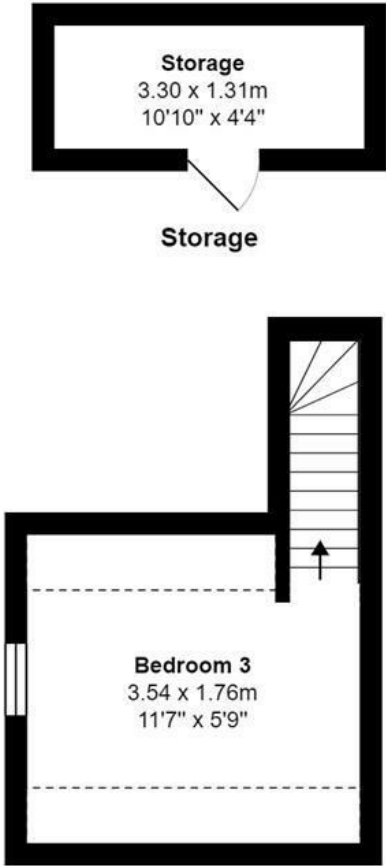
Floorplan



Ground Floor



First Floor





Second Floor





EPC

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

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

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - 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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