





## **Accommodation**

A substantial period home, revealing flexible and extremely spacious accommodation arranged over three floors, offering four double bedrooms and a layout extending to approximately 1900 square foot in total.

This charming family home, which previously featured on Home Under The Hammer, has undergone a full and comprehensive renovation, since being purchased by the current owners and the stylish interior would not feel out of place in a boutique hotel. The property now offers a modern energy efficient interior, whilst the properties charm and character has been sympathetically retained, as you would expect with a historic Grade II Listed Cottage.

On the ground floor the main entrance door leads into the good size living room, with an attractive fireplace and leading open plan into the great size breakfast kitchen, fitted with a tiled floor and an extensive range of units, whilst stable door access is also available to the rear courtyard. There is an inner hallway with stairs rising to the first floor and understairs storage, dining room with fitted storage and access back to the living room, plus the utility/WC, which completes the downstairs layout. To the first floor there is landing with further stairs leading to the top floor, three fantastic size double bedrooms, two coming with fitted storage and one offering luxurious ensuite facilities, including both a freestanding rolled top bath and separate shower cubicle. A further well equipped bathroom services the other two bedrooms, fitted with a white suite, including a bath with glazed screen and shower over. On the top floor there is a further landing, stunning bedroom with a vaulted ceiling and exposed beams, whilst eaves storage is available and a further modern shower room.

Externally, gated access is available from the street, leading through a passageway to the courtyard, whilst this is currently blocked off and utilised as storage. The courtyard provides a very low maintenance private seating area, whilst steps and a gate lead to the unofficial parking, which has been utilised for many years, but further free street parking is available close by, on a first come first served basis.

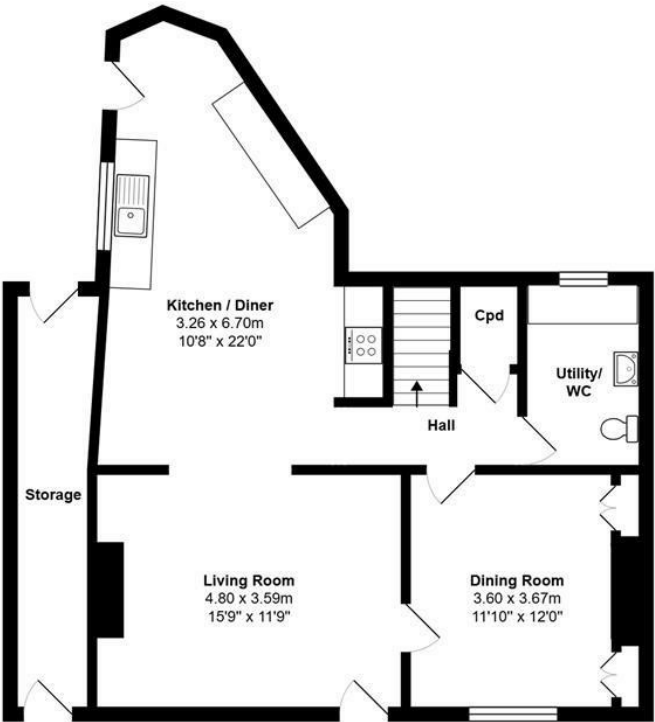
The property is situated just seconds from the city centre, meaning it offers ease of access to a extensive range of shops and amenities, whilst the bus station is also just a short walk away, giving regular transport links to Harrogate and Leeds.

An early viewing is advised on the quirky and characterful home, providing surprising proportions and a beautiful, welcoming interior.

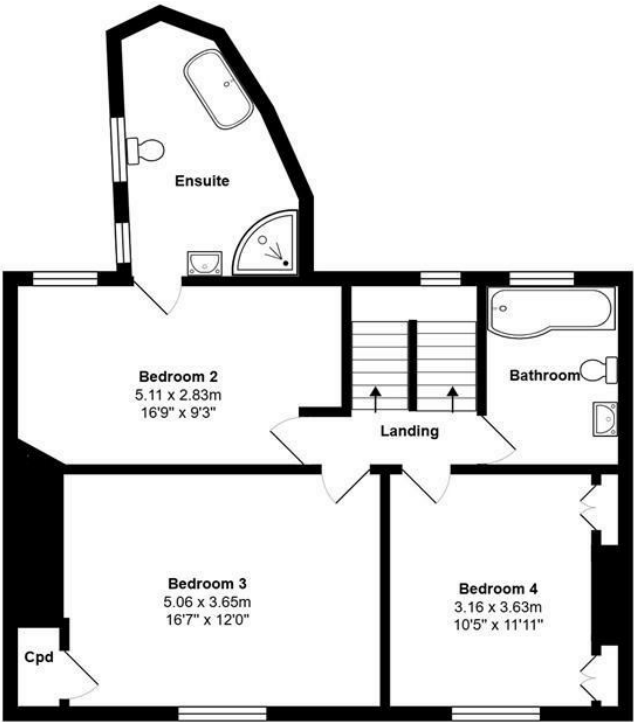




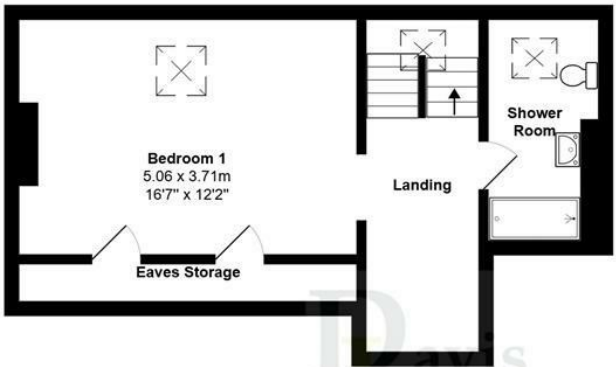
Floorplan



Ground Floor



First Floor

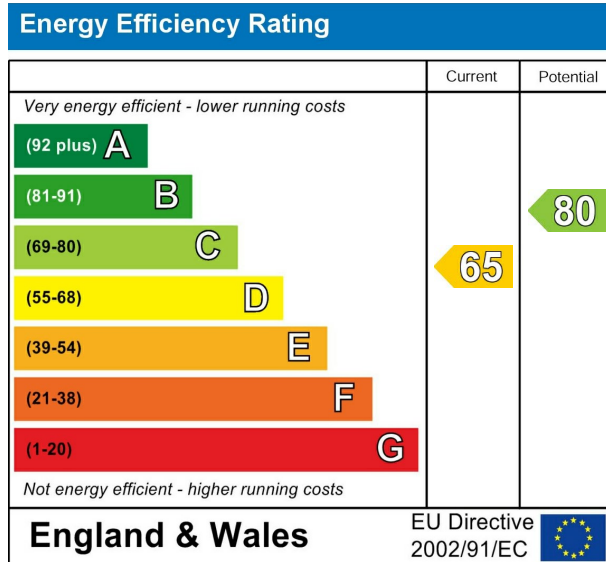


Second Floor





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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller’s behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

