



A well presented spacious three bedroomed family home with large rear garden and driveway providing off street parking. The property benefits from double glazing and gas fired central heating together with modern kitchen and bathroom fittings. The accommodation includes a reception hall, spacious living room/dining room with French doors opening to the rear patio and garden. Fitted kitchen providing access to the internal passage, store rooms and doors to the front and rear. To the first floor there are two double bedrooms both with built in wardrobes and a good sized bedroom three. The family bathroom is fitted with a white suite with shaped bath with shower over head. Externally there is a graveled front garden/hard standing and driveway providing off street parking. There is a large rear garden with decked patio and lawn. There is no onward chain.





- Three bedroomed linked terraced house
- Spacious living room/dining room with French doors
- Two double bedrooms with built in wardrobes
- Driveway providing off street parking
- Large rear garden with decked patio and lawn
- Well presented living accommodation
- Modern kitchen and bathroom
- Gas central heating and double glazing
- Internal passage and two store rooms
- Vacant possession and no onward chain

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage

Double glazing

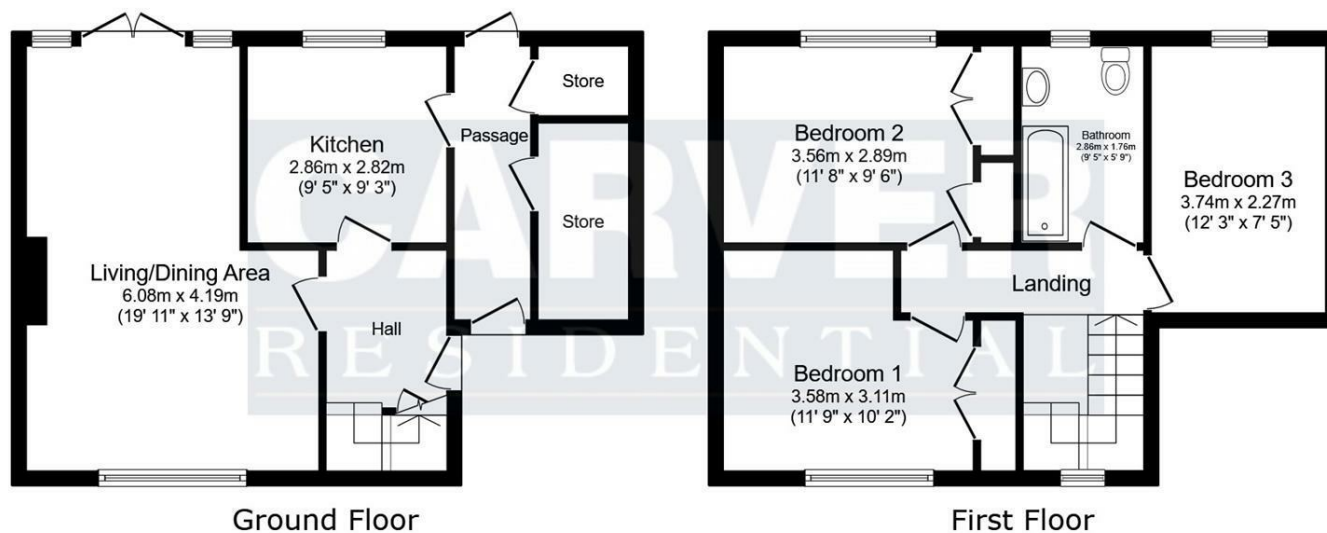
Local Authority: North Yorkshire Band B

Buyers Identification Check(s)

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Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Size from EPC
914.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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