



The Hedgerows, Eggborough £192,500

A fine example of a contemporary style home, with admirable attention to detail and magnificent landscaped rear garden.



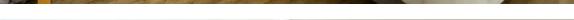
The property was built in summer 2019 by distinguished local developers, Yorvik Homes and situated within a highly regarded development on the fringes of the popular village of Eggborough.



The property welcomes you into an entrance hallway having a staircase leading to the first floor accommodation. The spacious yet cosy lounge is located to the front of the property and enjoys a beautiful light grey panelled wall with contrasting oak effect flooring throughout. There is double glazed window to the front elevation and a central heating radiator.



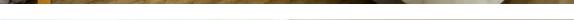
A doorway leads from the lounge into the kitchen diner which presents an open plan arrangement and a pair of French doors connecting with the outdoors. There are a range of modern wall and base units to two sides, incorporating a four-ring gas hob, fan oven below, dishwasher and stainless steel sink unit and drainer. There is recess for a fridge freezer and washing machine. A good size space in the room is allocated for appropriate dining room furniture and enjoys pleasant views across the garden.



Furthermore, there is a useful downstairs w.c and a good sized under stairs cupboard, ideal for additional storage.



To the first floor, a central galleried landing serves three bedrooms and a house bathroom. The main principle room has half way panelling and contrasting flooring and benefits from an en suite shower. Bedroom two is a well proportioned double bedroom which has been beautifully decorated. Bedroom three is currently being used as the present owners dressing room and can also be converted back into a single bedroom depending on the individuals requirements.



The internal accommodation is completed by a house bathroom comprising a panelled bath with shower attachment over, pedestal hand wash basin and low flush w.c.



Externally the property is located within a popular residential development, and benefits from a hardstanding drive able to facilitate off street parking for up to three motor vehicles. The present owners have carefully designed and completed a fabulous terrace style, landscaped garden with synthetic grass, raised flower beds and a decking area underneath a pergola. The rear garden provides perfect outdoor dining and entertaining space and enjoys the morning sunshine into the early afternoon.

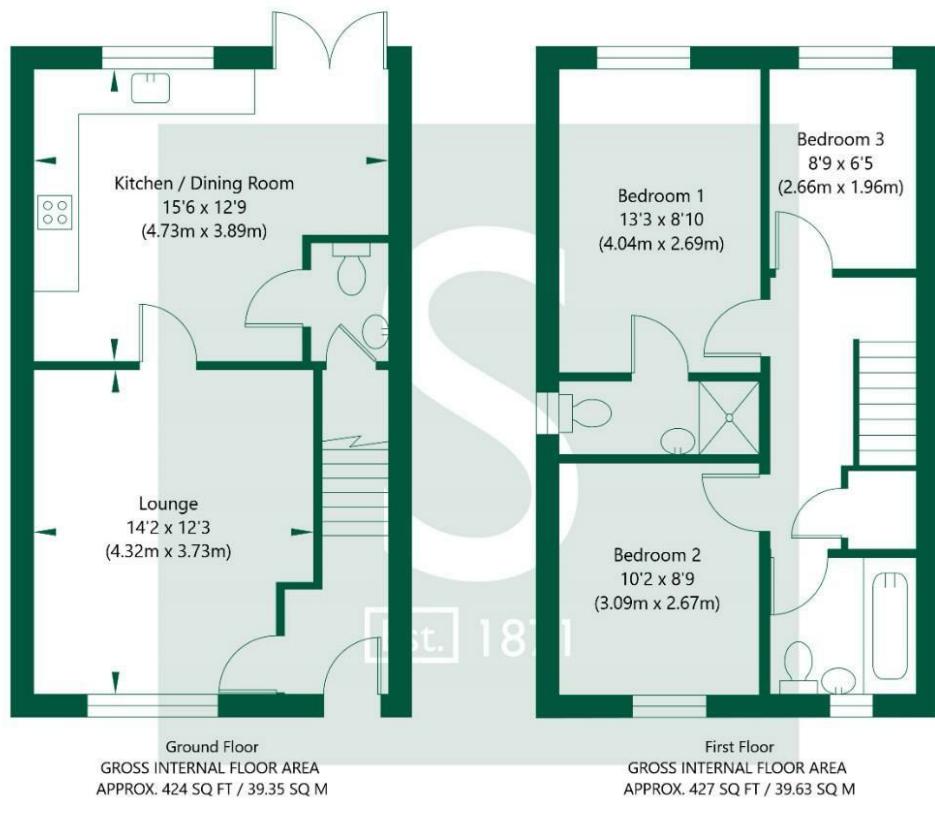


The property benefits from gas central heating and has 8 years remaining on the NHBC new home guarantee.



The property represents the perfect opportunity for first time buyers or small families alike and we strongly advise an early inspection. Viewings are strictly via appointment only

The Hedgerows, Eggborough, DN14 0PQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 851 SQ FT / 78.98 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2021



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

CS Hill FNAEA
N Lawrence

