



## The Croft, Kirby Hill, Boroughbridge

£685,000

**Stephensons**  
estate agents & chartered surveyors

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The Croft,  
York YO51 9YA

Est. 1871 £685,000

\*\*\*\* CORNER PLOT POSITION \*\*\*\*

An immaculately presented modern detached house, set in this much sought after development, offering substantial five bedroom living accommodation with master and guest suites, integral double garage and a private rear garden.

An ideal opportunity for young and mature families to acquire this substantial detached house occupying a choice corner plot position and boasting five double bedrooms.

The property is situated approximately 1 mile from Boroughbridge town centre and as such offers quick and easy access to the A1 motorway, as well as the local primary and secondary schools.

Internally, the property is entered from the front into a spacious T shaped reception hall with staircase leading to the first floor accommodation and built-in under stairs cupboard and separate radiator.

There is a downstairs cloakroom having a contemporary W.C., and wash hand basin and located at the front of the house is an office/study, ideal for those who work from home.

The principal reception room is a spacious and immaculately presented living room, having a bay window to the front elevation in addition to a feature fireplace with flame effect fire set on a crushed stone hearth with surround.



Tenure: Freehold  
Services/Utilities: All mains and services are understood to be connected  
Broadband Coverage: Up to 76\* Mbps download speed  
Council Tax: F - North Yorkshire Council  
EPC: C (69)  
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Download speeds vary by broadband providers so please check with them before purchasing.



The property features an open plan living kitchen at the rear, which has a stylish range of built-in high and low level storage cupboards with worktop and inset polycarbonate sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks. Included within the sale is a 5-point Range cooker with extractor canopy and the kitchen benefits further from a built-in dishwasher, integrated wine fridge and plumbing for an American style fridge freezer unit. An archway leads through into the dining area with French doors to the rear elevation. Beyond the kitchen is a separate utility room which has an additional range of matching high and low level storage cupboards with second sink unit and tiled splashbacks. The utility room has plumbing for a washing machine and space for a tumble dryer. There is a secondary rear entrance door leading out onto the garden beyond.

To the first floor is a split-level landing, with built-in airing cupboard housing the hot water cylinder and electric immersion heater. The landing in turn offers loft access to a loft space which is ripe for conversion.

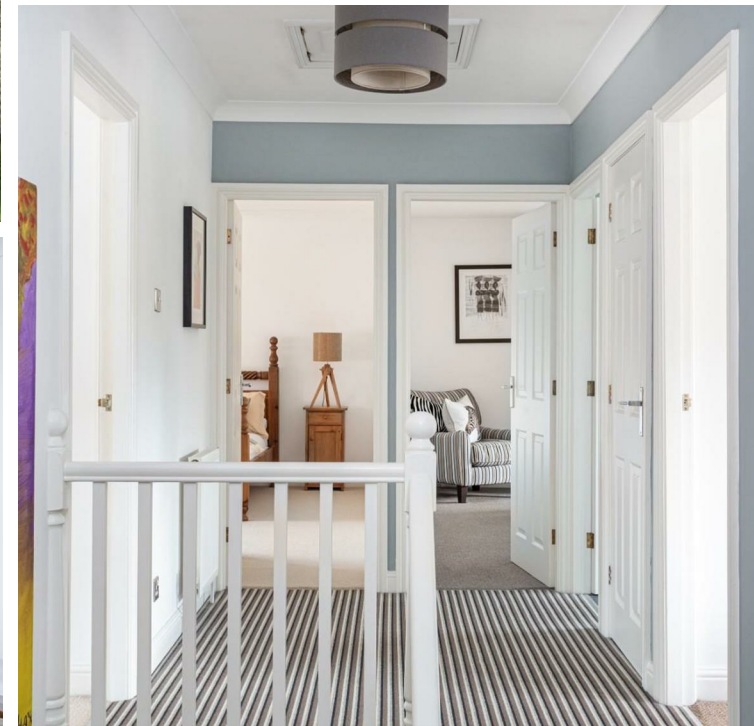
The property features four generous, double bedrooms and one single bedroom, including the master and guest bedroom suites.

The master bedroom is located at the front of the house and has an ensuite shower room which features a low flush W.C., bracketed wash hand basin and walk-in corner shower cubicle.

The guest bedroom is positioned over the top of the garage and has three double glazed Velux roof lights and a built-in wardrobe. The ensuite features a low flush W.C., wash hand basin and walk-in corner shower cubicle with waterproof panelled surround.

All five bedrooms benefit from radiators and uPVC framed double glazed casement windows.

Finally, there is a modern house bathroom featuring a contemporary 3-piece suite comprising a low flush W.C., wash



hand basin and inset Jacuzzi bath. There is a separate double fronted shower cubicle with tiled surround, in addition to a heated towel rail and fitted shaving socket.

Externally the property is accessed directly off The Croft onto a block paved front driveway which provides off street parking and in turn accesses the integral double garage which has twin, remote activated garage doors.

Directly to the front of the property is a covered storm porch with flagged front pathway and hardstanding which continues down the side of the property through a lockable gate through into the rear.

The property's front garden is laid to lawn with landscaped borders and there is a separate side lawned garden with slate chipped borders.

The property's rear garden is a real extension of the internal accommodation, again being immaculately maintained and fully enclosed, ideal for children and pets.

There is decking set across 3 levels, ideal for outside entertaining, with the primary decking being located to the rear of the garage elevation and covered.

The rear garden is extensively laid to lawn with herbaceous rear and side borders and there is secondary garage access.

The property benefits from gas fired central heating throughout and an early inspection is strongly recommended to appreciate the true quality of the accommodation on offer.



## Partners:

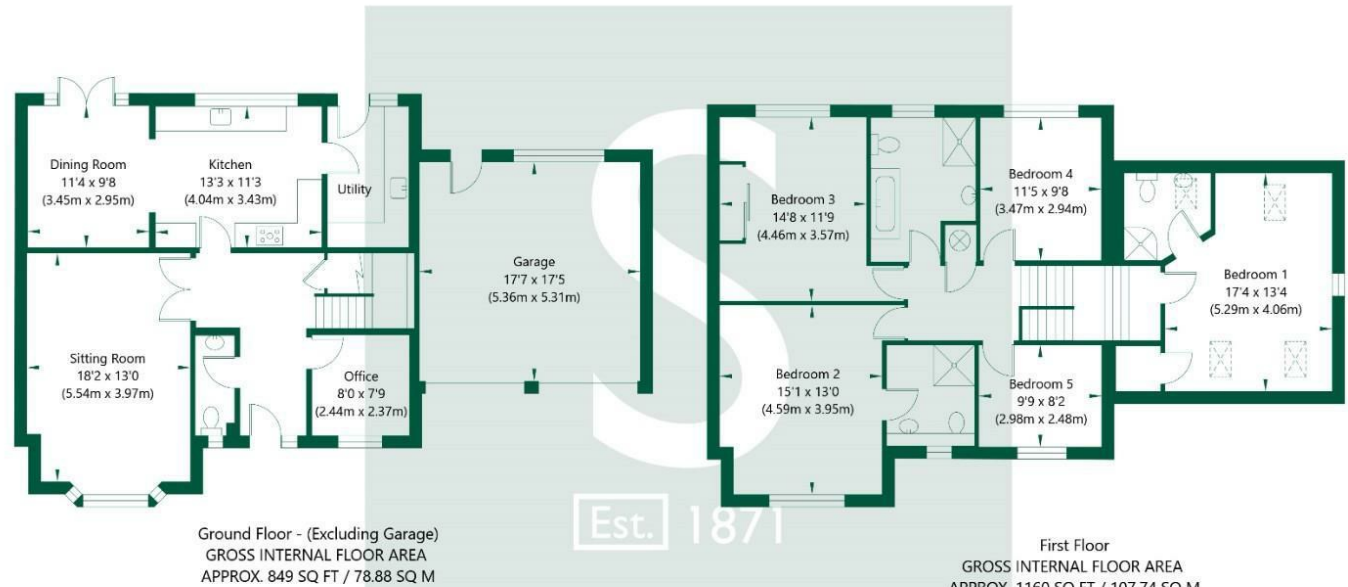
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
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R L Cordingley BSc FRICS FAAV  
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2009 SQ FT / 186.62 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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