



4 High Street, Off Front Street, Aldborough, York YO51 9ET

Stephensons

S  
ESTD 1871

# Stephensons

Guide Price £450,000

A fabulous 3 bedroom semi-detached property in the highly regarded village of Aldborough enjoying an enviable backwater location and offered free of any onward chain. The extended living accommodation on offer includes a sitting room with wood burning stove, stunning garden room, dining kitchen with granite worktops and Aga, impressive utility room and ground floor shower room, 3 bedrooms and a bathroom complemented by a gravel drive and a delightful rear garden.

Harrogate Borough Council - Tax Band C

Viewings via Boroughbridge Office 01423 324324



An entrance hall leads off into 16'6" long sitting room with wood burning stove and double doors opening into a stunning garden room with high vaulted ceiling and delightful rear garden views. The 16'6" long dining kitchen features a range of base and wall storage cupboards, granite worktops, integrated dishwasher and a gas fired Aga, complemented by impressive utility and boot room with generous storage and shower room/wc leading off.

The first floor landing features a deep sill window affording fabulous rural views and doors leading off into a principal bedroom with built-in wardrobes, 2 further bedrooms and stylish bathroom.

Other internal features of note include gas fired radiator central heating and double glazing.

Externally an unadopted road (shared by 3 other neighbouring properties) leads to a gravel drive which provides parking for 2/3 vehicles. The delightful rear garden is mainly laid to lawn, enjoys a good degree of privacy and features 3 separate seating areas.







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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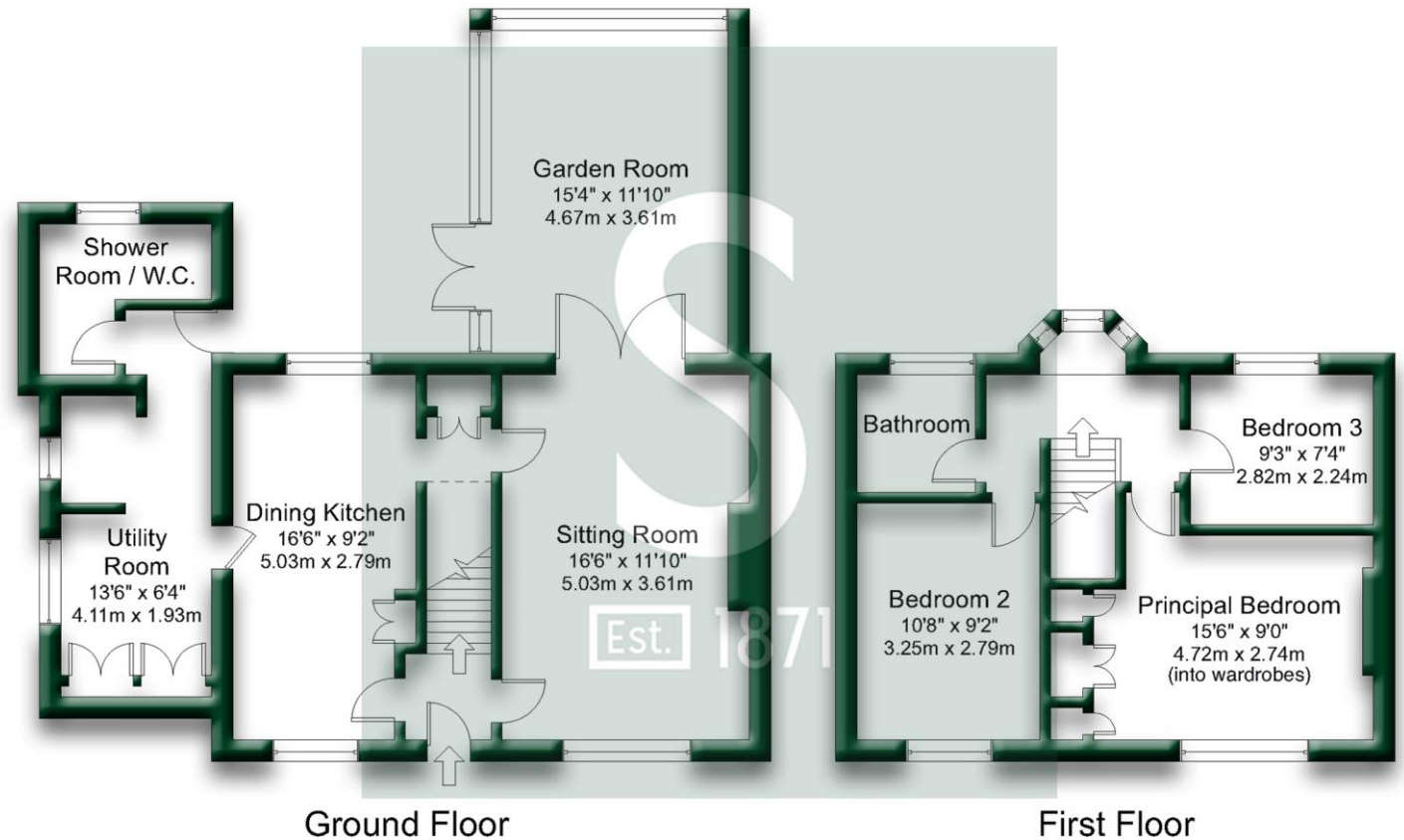
#### Partners

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IE Reynolds BSc (Est Man) FRICS  
REF Stephenson BSc (Est Man) MRICS FAAV  
NJC Kay BA (Hons) pg dip MRICS  
OJ Newby MNAEA  
JE Reynolds BA (Hons) MRICS  
RL Cordingley BSc FRICS FAAV  
JC Drewniak BA (Hons)

#### Associates

CS Hill FNAEA  
N Lawrence

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Gross internal floor area (approx.): 108.5 sq m (1,168 sq ft)

Not to Scale. Copyright © Apex Plans.

#### Services

We have been informed by the Vendor that all mains services are connected to the property.

#### Directions

From the village green proceed up Front Street and just after the telephone box turn right into High Street.

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