



\*\*\*SOLD BY STEPHENSONS\*\*\*

Guide Price £365,000

\*\*\*North Yorkshire's Largest Independent Estate Agency\*\*\*





## Accommodation

The property is entered via a composite door to the front elevation leading into the entrance hall which has a convenient, fully tiled WC.

The kitchen is located towards the rear of the property and includes a combination of timber base and wall storage units with heat resistant preparation surfaces incorporating a 1 & 1/2 bowl sink with drying area. There is an Indesit oven with 4 point gas hob over as well as space for a fridge/freezer, dishwasher and automatic washing machine. The kitchen has a convenient understairs storage cupboard as well as an access door leading to the side elevation.



The sitting room is spacious in size with a large bay window to the front elevation, allowing light to flow into the room.

To the rear of the property is the dining room which can be accessed from both the sitting room and the kitchen, it also features sliding doors out to the garden. This room is flexible in design and could easily be used as a playroom, home office or secondary sitting room.

Stairs from the entrance hall lead up to the first floor landing, which has a useful airing cupboard, and provides access to the property's three well-proportioned bedrooms.

Bedroom one is a spacious double and includes a full-height recessed wardrobe with sliding mirrored doors. Bedroom one is served by an ensuite shower room which has part-tiled walls and includes a corner shower cubicle, WC, and wash hand basin.



Bedrooms two and three are located towards the rear of the property with bedroom two having full height recessed wardrobes also.

The house shower room is contemporary in design with a large walk-in shower unit with waterfall showerhead, low flush WC, and vanity hand wash basin.

## To The Outside

To the outside the property has an enclosed rear garden which is predominantly laid to lawn and has a patio area immediately to the rear of the property.

There is a further garden to the front of the property which is lawned and has low-maintenance, well-kept borders.



The property has a large tarmac driveway running down the side elevation which leads to a detached brick-built garage with 'up and over' door and power connected.

## Energy Efficiency

The property's current energy rating is D (66) and has the potential to be improved to an EPC rating of B (82).

## Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

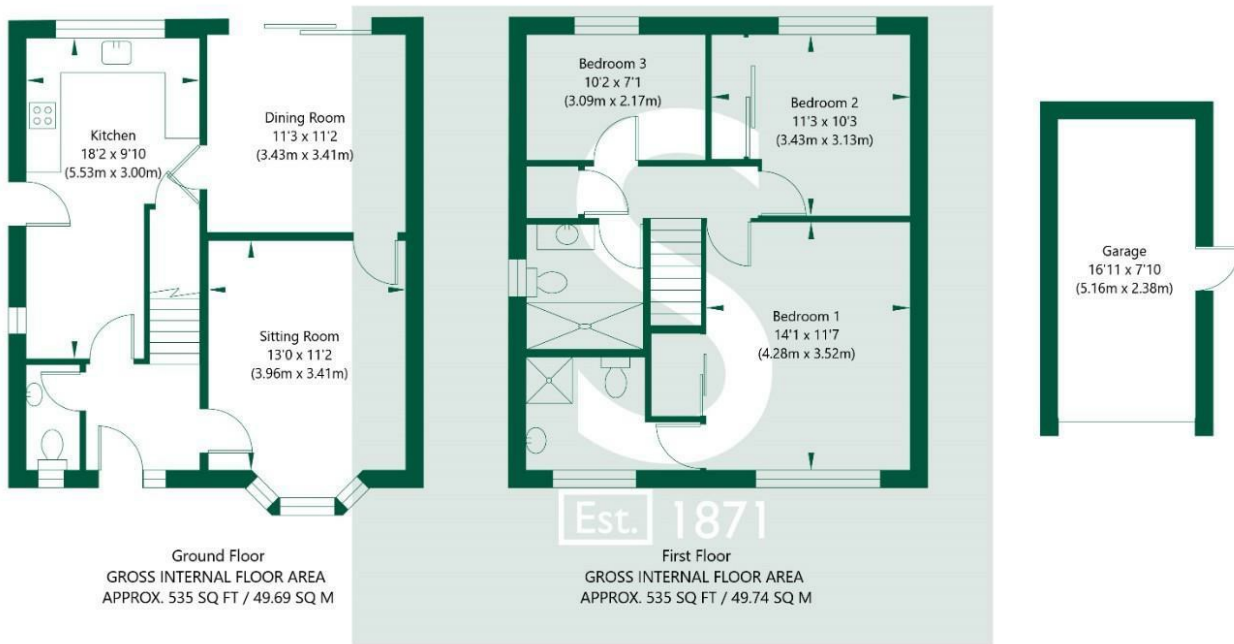
Council Tax: E - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

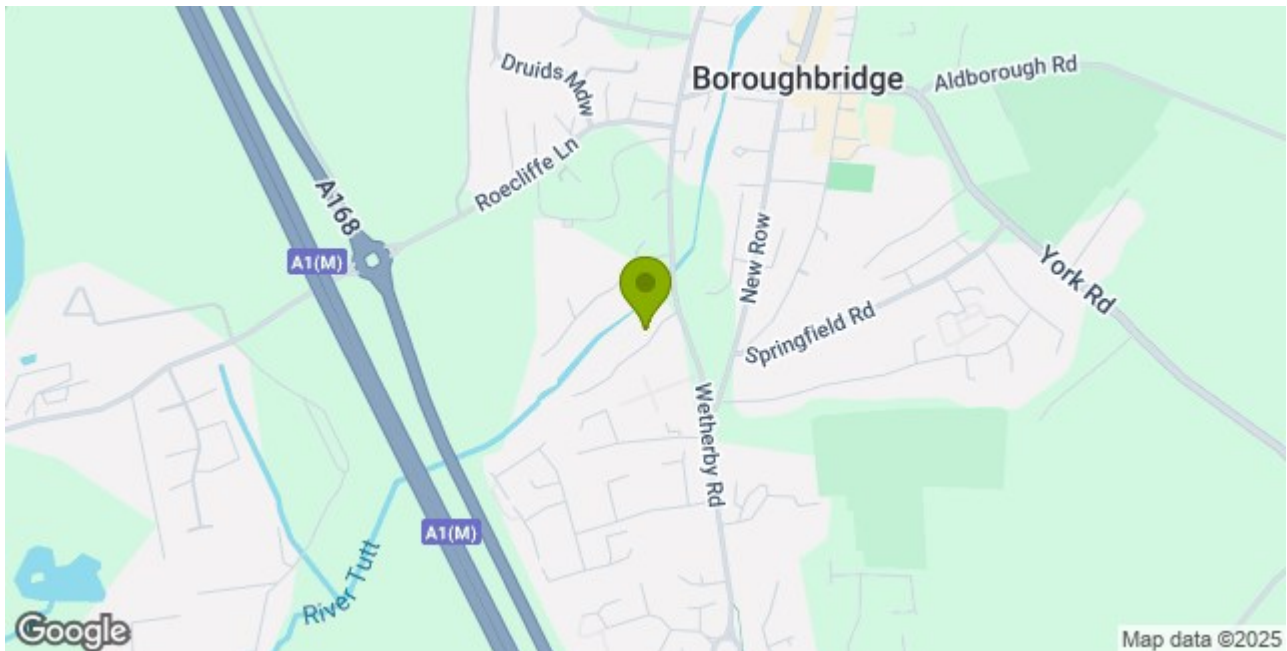


\*Download speeds vary by broadband providers so please check with them before purchasing.

# Kingfisher Reach, Boroughbridge, York, YO51 9JS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1070 SQ FT / 99.43 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

York	01904 625533
Knaresborough	01423 867700
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## Partners

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J C Drewniak BA (Hons)

## Associates

N Lawrence

