



Evesham Place, Boroughbridge

Guide Price £375,000

*** NO FORWARD CHAIN ***

A simply stunning 2 bedroom detached property within this highly sought after development, featuring a suprisingly spacious interior that includes a reception hall with cloakroom/wc, a modern open plan dining kitchen and a good sized lounge, principle bedroom with en-suite shower, 1 further double bedroom and a bathroom. and is complemented by a detached garage. The property sits on a generous plot with good-sized front & rear private gardens and is crucially available for sale with no forward chain and vacant possession.



Accommodation

The property is entered by a composite door into the entrance hall which benefits from a useful storage cupboard and convenient downstairs WC.

The sitting room is located off the hall and is spacious in size with two large UPVC windows with fitted shutters to the front elevation allowing light to flow into the room.

Located at the rear of the property is the wonderfully presented open plan dining kitchen. The kitchen has a combination of base and wall storage units with laminate preparation surfaces incorporating a 1 & 1/2 stainless steel sink with drying area. There are a range of integrated appliances, including NEFF electric oven, 5 point NEFF induction hob, Electrolux microwave, NEFF dishwasher and fridge/freezer. There is a useful utility area with additional worktops and space for washing provisions. The kitchen enjoys pleasant views of the rear garden and has French doors leading out.

Stairs from the hallway lead up to a surprisingly spacious first floor landing which could offer space for a study and includes a large walk-in storage cupboard. Located on the first floor are the property's two well-proportioned double bedrooms and the house bathroom.

Bedroom one is a spacious double located towards the front of the property with full-height fitted wardrobes, and is served by a modern en-suite shower room which has part tiled walls and includes a good-sized shower unit, low flush WC, wash hand basin with mixer tap and heated towel rail.

The house bathroom comprises a three-piece white suite and includes a bathtub with tiled splash backs and shower over, low flush WC, wash hand basin with mixer tap and heated towel rail.

To The Outside

To the outside, the property sits on a large plot with front and rear gardens. The rear garden is predominantly laid to lawn with a combination of fenced and hedgerow boundaries. Immediately to the rear of the property is a flagged patio area ideal for entertaining guests in the warmer summer months.

Positioned to the front of the property is a further lawned garden with lavender filled flowerbeds. There is also a flagged path which leads down the side of the property and up to the front door.

A brick paved driveway leads down the side of the property and provides ample off street parking. A brick-built garage is positioned at the end of the drive, which is of a good size, with an 'up and over' door and power and lighting connected.

It is therefore, as agents, that we strongly recommend an internal inspection.

Energy Efficiency

The property's current energy rating is B (84) and has the potential to be improved to an EPC rating of A (94).

Additional Information

Tenure: Freehold

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

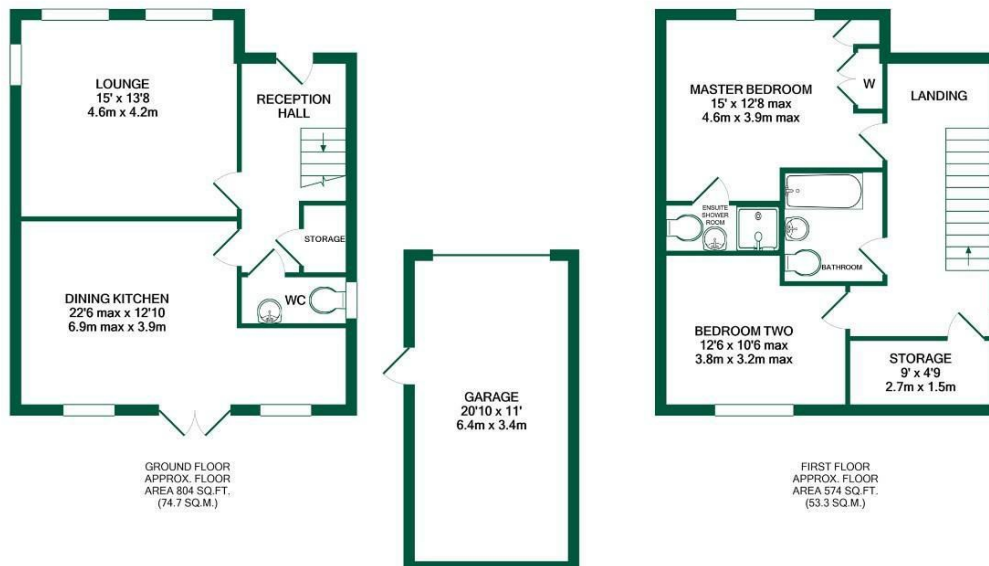
Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: D - North Yorkshire Council

Estate Management Charge: £301.27 per annum

Current Planning Permission: No current valid planning permissions

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



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1160 SQ.FT. (107.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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