



*** SOLD BY STEPHENSONS ***
Asking Price £300,000

*** North Yorkshire's Largest Independent Estate Agent ***



Accommodation

The property is entered via a composite door with a double glazed patterned window into the reception hall with engineered wooden flooring and half height wainscoting on the walls, and a staircase leading off. The reception hall features an under stairs storage cupboard with matching wainscoting, and a downstairs cloakroom/WC with surrounding ceramic tiled splash backs, a standing wash hand basin and a low flush WC.

The sitting room is located at the front of the property and includes double glazed uPVC windows, two single radiators and a television aerial point.

To the rear of the property is the charming kitchen/dining room which features further engineered wooden flooring throughout. The kitchen has been upgraded by the current owners to include a peninsula island and a range of matching high and low level storage cupboards with laminated worktops and inset sink unit. Included in the kitchen is an integrated dishwasher, an Infusion range cooker with white ceramic tiled splash backs and extractor canopy, freestanding appliance space for washing machine and a fridge/freezer, a single radiator, and both double glazed uPVC windows and french doors leading out into the rear garden beyond.

The wainscoting from the reception hall extends up the stairs and onto the landing which includes a single radiator, above stairs airing cupboard and a loft hatch.

The generous principal bedroom is positioned to the rear of the property and features a double fronted fitted wardrobe with sliding mirror doors, a single radiator and uPVC double glazed windows overlooking the garden.



Both Bedroom 2 & 3 are positioned at the front of the property, Bedroom 2 can comfortably fit a double bed, but is currently being used by the clients as a dual office space which includes a single radiator and uPVC double glazed windows. Bedroom 3 is a single bedroom with a single radiator and a uPVC double glazed window.

Finally, the house bathroom with laminate flooring features textured grey ceramic tiled splash backs to all walls and includes a shower over bath with glass shower screen, a low flush wc, a standing wash hand basin, useful storage cupboard and an obscure glass patterned uPVC double glazed window.



To The Outside

To the front of the property there are multiple gravelled areas separated by a flagged patio path to the front door, with porch canopy over. To the side of the property there is a tandem block paved driveway with an electric charging point, suitable for parking 2 cars, which in turn leads to the single detached garage with power and light, and an up and over door.

The mature south facing rear garden can be accessed via both the dining/kitchen or through the side gate from the driveway. The garden has been designed to include a spacious grass area which is surrounded by a mix of bordered bark mulch beds with a variety of shrubbery. To the end of the garden is a hedge and a block paved patio seating area.

Energy Efficiency

The property's current energy rating is B (85) and has the potential to be improved to an EPC rating of A (95).

Additional Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

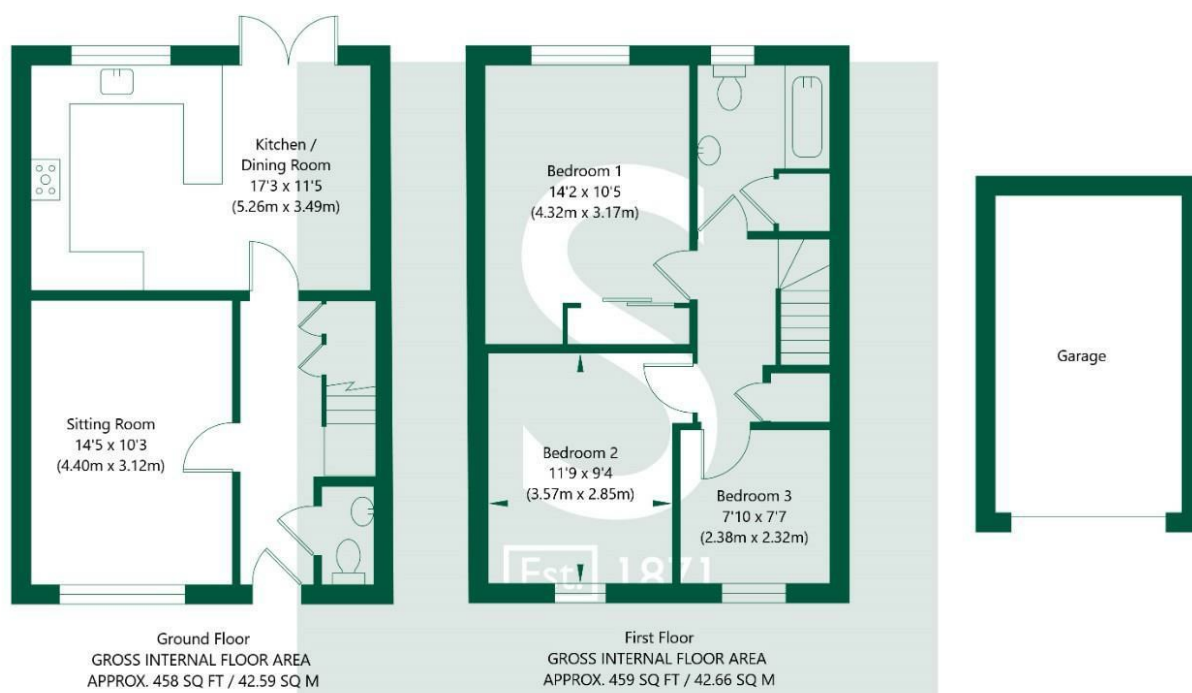
Council Tax: C - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

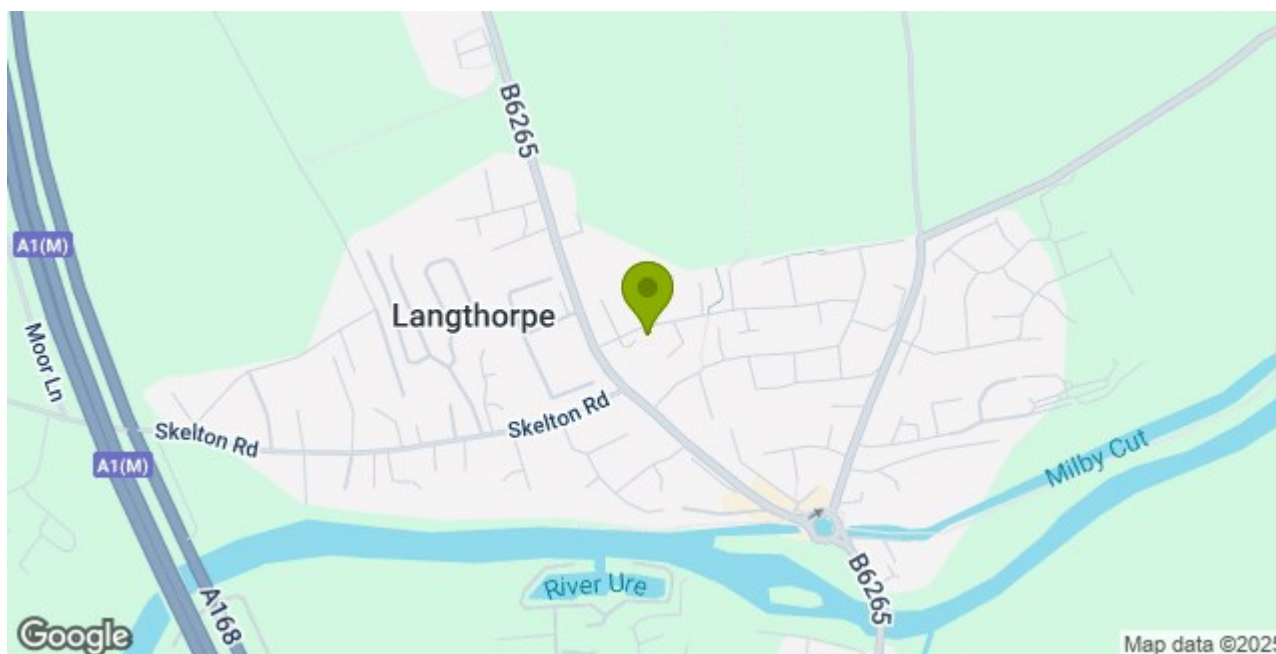
*Download speeds vary by broadband providers so please check with them before purchasing.



Hockley Crescent, Langthorpe, Boroughbridge, York, YO51 9FN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 917 SQ FT / 85.25 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024



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

N Lawrence

