



Back Street, Aldborough Guide Price £350,000

**** SUPERB ELEVATED FRONT ASPECT ****

A traditional semi detached house which has been continuously improved and upgraded, set within the heart of this most sought after village, and featuring a modern kitchen, refitted bathroom and delightful gardens.



Accommodation

Occupying a choice elevated position on Back Street, in one of the regions most sought after village locations, is this attractive and immaculately presented 3 bedroom semi-detached house certain to be of interest to both young and mature families alike.

Internally the property is entered via a uPVC framed double glazed front door into a spacious reception hall having a turn staircase leading to the first floor accommodation with spindle balustrade, handrail and built-in under stair storage cupboard. The hall benefits from a double radiator and ceiling down lighters.

The principal reception room is a living room which is positioned at the front of the house having a bay window to the front elevation with uPVC framed double glazed casements. The room benefits from a television aerial point and double radiator. There is a separate dining room, albeit with an open plan feel, it also has a double radiator and both the lounge and living room enjoy cove cornices.

One of the feature rooms of the property is the re-fitted breakfast kitchen which has a stylish range of built-in base units with a mixture of Quartz and Butcher's block worktops with a matching range of high level storage cupboards. Space for a 6-point Range cooker, plumbing for a washing machine and built-in fridge and freezer units. Walk-in corner pantry cupboard, fitted breakfast bar, double radiator and uPVC framed double glazed entrance doors to the front and rear.

Located off the kitchen is a downstairs cloakroom with a low flush w/c.

The main bedroom is located at the front of the house and being a generous double and enjoying a stunning front aspect towards Sutton Bank.

Bedroom 2 is located at the rear and being also a double bedroom. Bedroom 3 being a single is located at the front with a range of high level storage cupboards. All 3 bedrooms benefit from radiators and uPVC framed double glazed casement windows.

Internally, the accommodation is completed by a modern house bathroom which has been stylishly refitted with a contemporary w/c and wash hand basin, inset panelled bath and walk-in shower cubicle. There is a handheld and waterfall shower attachment with full height tiled surround. The bathroom benefits from tiled flooring, ceiling down lighters, extractor fan and heated chrome towel rail.

To The Outside

The property overlooks Back Street having a gated access onto a rising front pathway which leads up to the front door of the property.

The front garden has been expertly landscaped by the current owners and being set across 3 levels including a shaped lawned garden in addition to raised herbaceous borders, a crazy paved patio, rockery, and gravelled edges. The front garden is enclosed by walled and fenced boundaries and there is a hardstanding to the side elevation.

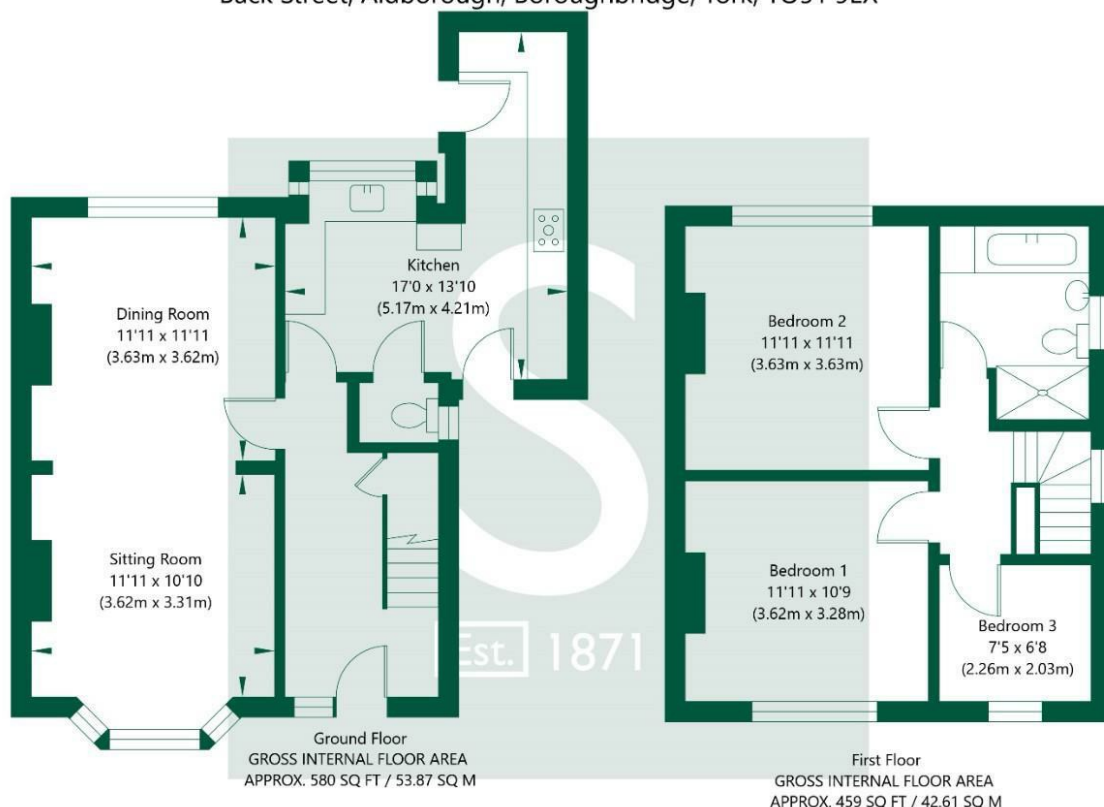
Adjoining the rear elevation is a crazy paved patio with a rectangular garden beyond which is centrally laid to lawn with a raised herbaceous side border. A garden store and separate timber-built garden shed are both included within the sale and the rear garden is enclosed by walled and fenced boundaries.

The property benefits from a refitted central heating system and double glazing throughout and an early inspection is strongly recommended.

Energy Efficiency

The property's current energy rating is C (70) and has the potential to be improved to an EPC rating of B (84).

Back Street, Aldborough, Boroughbridge, York, YO51 9EX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1039 SQ FT / 96.48 SQ M
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

