



**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.

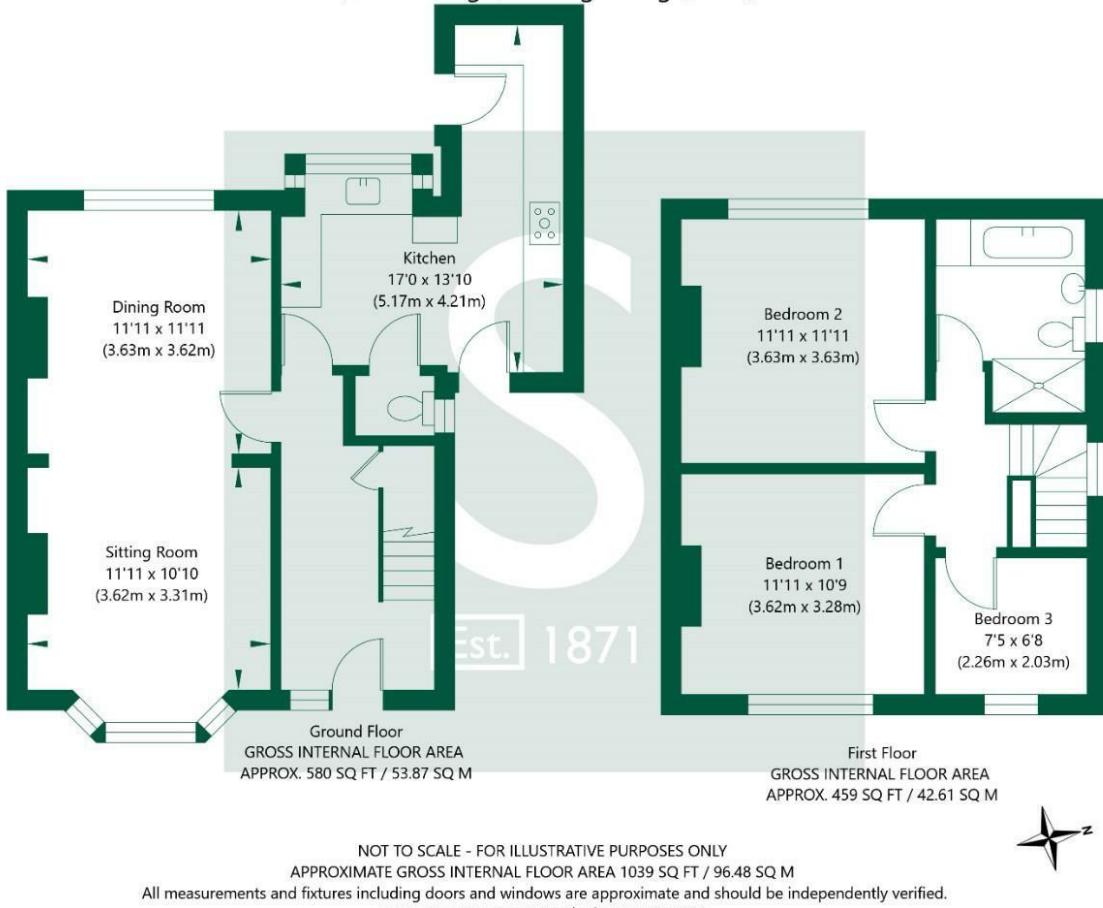
The front garden has been expertly landscaped by the current owners and being set across 3 levels including a shaped lawned garden in addition to raised herbaceous boarders, a crazy paved patio, rockery, and gravelled edges. The front garden is enclosed by walled and fenced boundaries and there is a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



## 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

