



## Hill View, Boroughbridge Guide Price £440,000

\*\*\*\* SPACIOUS 3/4 BEDROOM HOME \*\*\*\*

A deceptively spacious 3/4 bedroom detached home which has been thoughtfully extended and offers flexible, well-maintained living accommodation and a large garage/workshop, in this popular location with enviable field views.



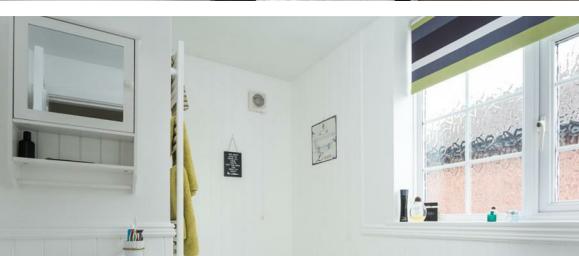
## Accommodation

The property is entered via a uPVC door to the side elevation into the central hall which benefits from useful understairs storage and has feature engineered oak flooring.

This flooring continues into the sitting room which is located at the front of the property and has three uPVC windows allowing for a light, airy feel and benefiting from fantastic views to the front elevation. There is a feature electric fireplace with marble hearth and timber surround which acts as the focal point of the room.

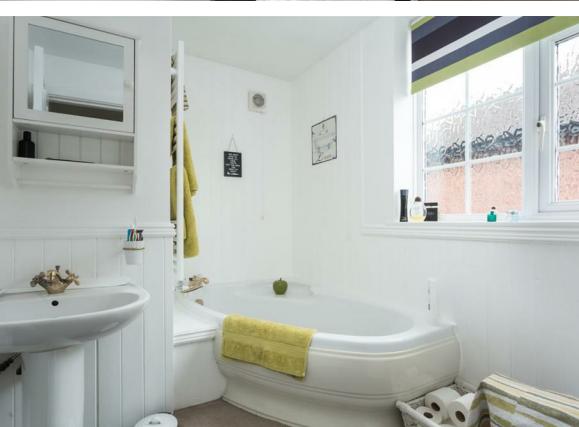


The kitchen has a combination of base and wall storage units with laminate preparation surfaces incorporating a stainless steel sink with drying area. There is a NEFF oven and 4 ring gas hob as well as space for a freestanding fridge/freezer, dishwasher and washing machine. The kitchen enjoys pleasant views of the rear garden and has a convenient access door leading out to it.



There are two further reception rooms which both have the stylish engineered oak flooring and are currently used as a snug and a dining room. These rooms are very flexible and have previously been used as additional downstairs bedrooms.

Stairs from the central hallway lead up to the first floor accommodation where there are two double bedrooms (one ensuite), the house bathroom and a separate WC.



Bedroom one is a substantial double and benefits from ample fitted wardrobes and drawers. The room has sweeping views across the fields to the front aspect. Bedroom one also has its own ensuite shower room which includes shower cubicle, low flush WC, wash hand basin and heated towel rail.



Bedroom two is again double in size and has plenty of eaves storage & an airing cupboard.

The house bathroom has a large corner bathtub, wash hand basin and heated towel rail.

## To The Outside

To the outside the property has good-sized front & rear gardens which have been meticulously maintained by the current vendors.



There is a large concrete driveway leading up the side of the house allowing for off-street parking for multiple vehicles and which leads up to the substantial brick built garage. The garage has a modern electric door and power connected as well as a convenient side access door.



The rear garden is predominately laid to lawn with well-kept borders and a flagged patio area with canopy over immediately to the rear of the property. At the bottom of the garden is a large timber shed which has power, lighting and internet available.

## Energy Efficiency

The property's current energy rating is D (61) and has the potential to be improved to an EPC rating of C (80).

## 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

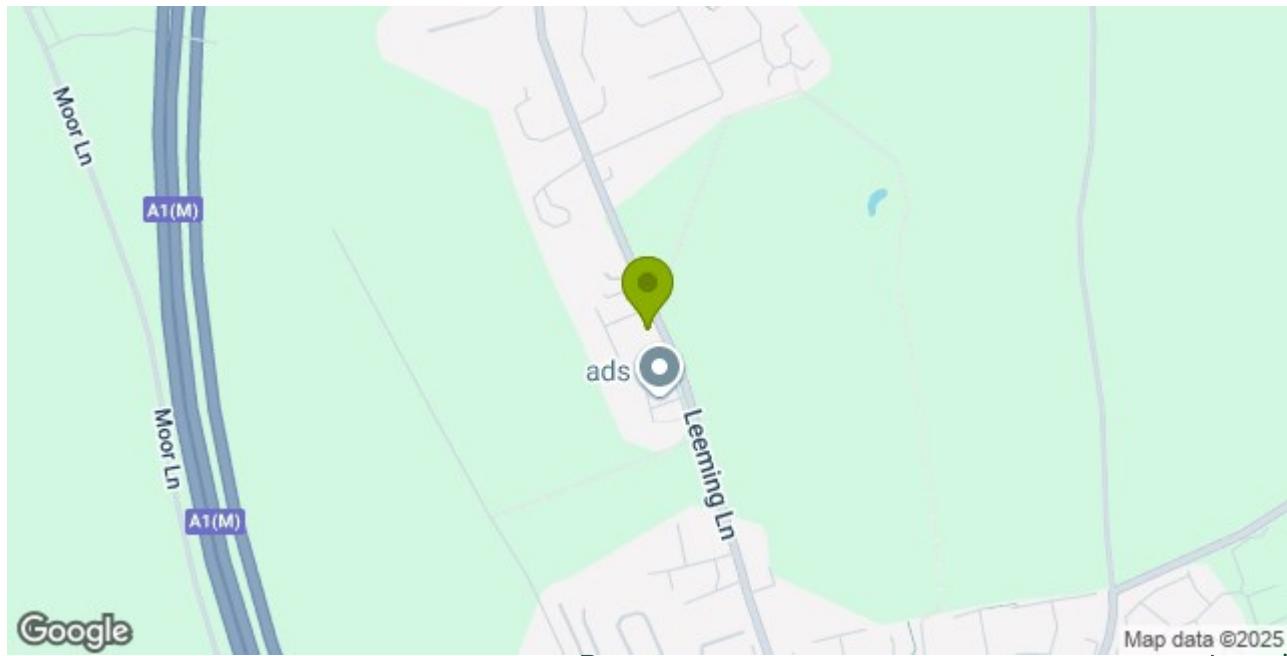
Current Planning Permission: No current valid planning permissions

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1168 SQ FT / 108.55 SQ M - (Excluding Garage and Workshop)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2025



### 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

