



38 Hockley Crescent, Hockley Croft, Boroughbridge, York YO51 9FN

Stephensons



A stylish 3 bedroom semi-detached property built in 2018 by Harron Homes and offered free of any onward chain.

The living accommodation on offer features a reception hall with cloakroom/wc, sitting room, impressive 17'2" long dining kitchen with rear garden access, principal bedroom with fitted wardrobes, 2 further bedrooms and a bathroom complemented by a block paved driveway, detached single garage and an L-shaped lawned rear garden.

Harrogate Borough Council - Tax Band C

Viewings via Boroughbridge Office 01423 324324



A reception hall with cloakroom/wc leads off into a sitting room and an impressive 17'2" long dining kitchen featuring a range of base and wall storage cupboards, peninsular shaped worktop space, integrated gas hob and fan assisted electric oven and freestanding appliance space complemented by an additional storage cupboard and double doors opening out into the rear garden.

The first floor landing leads off into a principal bedroom with fitted wardrobes, 2 further bedrooms and a stylish bathroom.

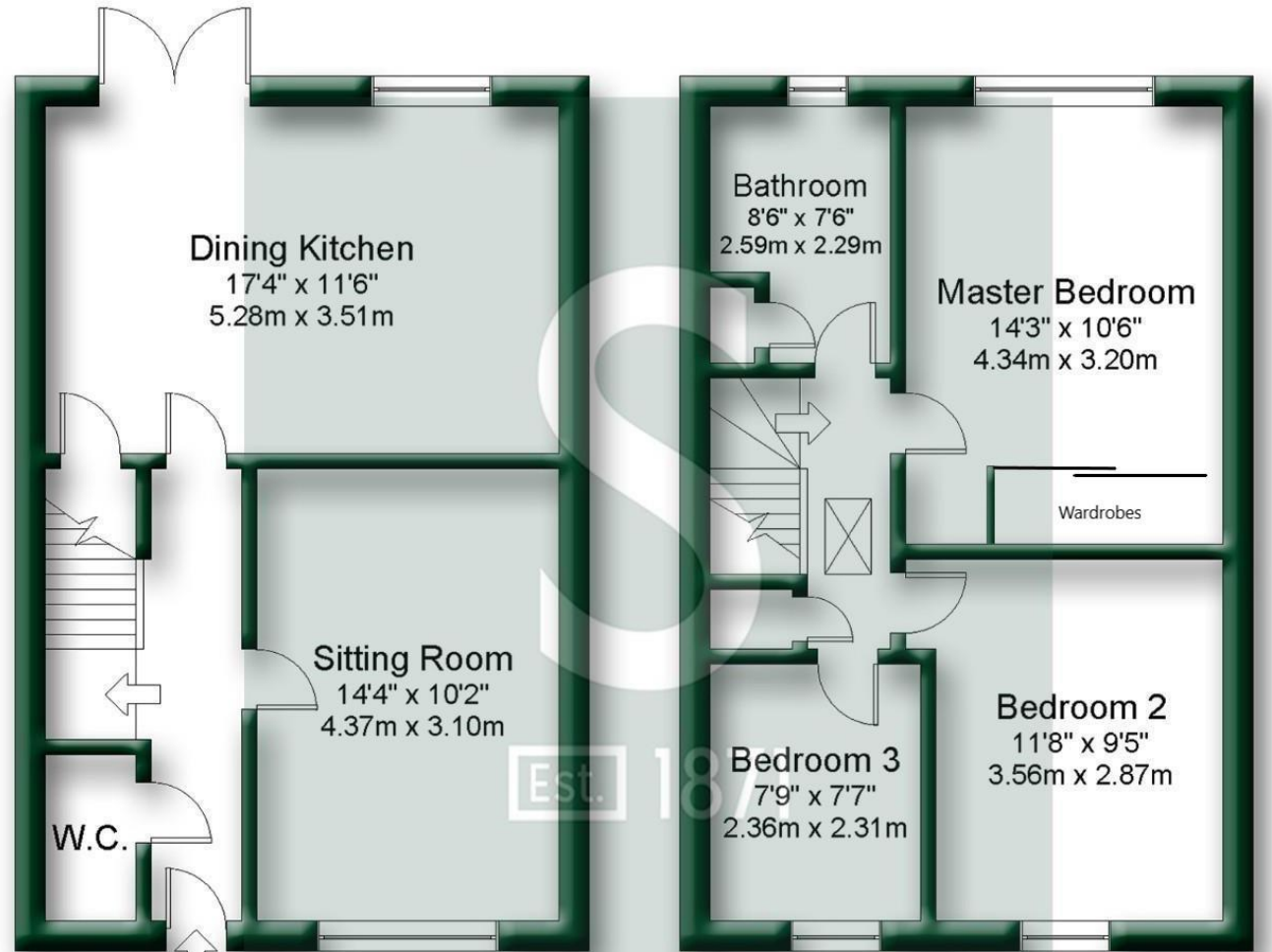
Other internal features of note include gas fired radiator central heating, double glazing and the residue of a 10 year structural warranty.

Externally a tandem length block paved driveway provides parking and access into a brick built single garage with an up and over door and both power and light connected.

The small front garden is open plan and mainly laid to lawn. The L-shaped rear garden is enclosed and mainly laid to lawn with paved and decked seating areas.







Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

We have been informed by the Vendor that all mains services are connected to the property.

Stephensons
York 01904 625533
Haxby 01904 809900
Knaresborough 01423 867700
Selby 01757 706707
Boroughbridge 01423 324324
Easingwold 01347 821145
York Auction Centre 01904 489731

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IE Reynolds BSc (Est Man) FRICS
REF Stephenson BSc (Est Man) MRICS FAAV
NJC Kay BA (Hons) pg dip MRICS
OJ Newby MNAEA
JE Reynolds BA (Hons) MRICS
RL Cordingley BSc FRICS FAAV
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