



2 Hillcrest Gardens, Kirby Hill, Boroughbridge YO51 9DS

Stephensons



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Guide Price £499,995

An impressive 4 bedroom detached property discretely positioned off the main road and providing over 1,770 sq ft of living accommodation that includes a reception hall with cloakroom/wc, 24' long sitting room, formal dining room, study, stylish kitchen breakfast room, large utility room, principal bedroom with en-suite shower room, 3 further good sized bedrooms and a bathroom complemented by an attached double garage and delightful gardens and grounds extending to around .20 of an acre.

Harrogate Borough Council - Tax Band G

Viewings via Boroughbridge Office 01423 324324



Originally built in the late 1980's and providing an entrance porch with cloakroom/wc and a reception hall which leads off into a study with rear garden views, 24' long sitting room with feature fireplace and rear garden access, formal dining room and a stylish kitchen with granite worktops and a granite topped central island and dining bar, integrated appliances rear garden views complemented by a larger than average utility room with personnel door into the attached garage. The 1st floor landing leads off into a principal bedroom with fitted wardrobes and en-suite shower room, 3 further good sized bedrooms and a family bathroom. Other internal features of note include gas fired radiator central heating, double glazing and an opportunity to cosmetically update and improve the very well maintained interior.



Externally the property is approached via shared drive (with 2 other properties) and a double width drive (plus an additional area of hardstanding) provides parking and access to an attached double garage (20' x 15) with remote control door and access up to loft storage space. The delightful rear garden is mainly laid to lawn with a generous paved seating area, pond and summerhouse.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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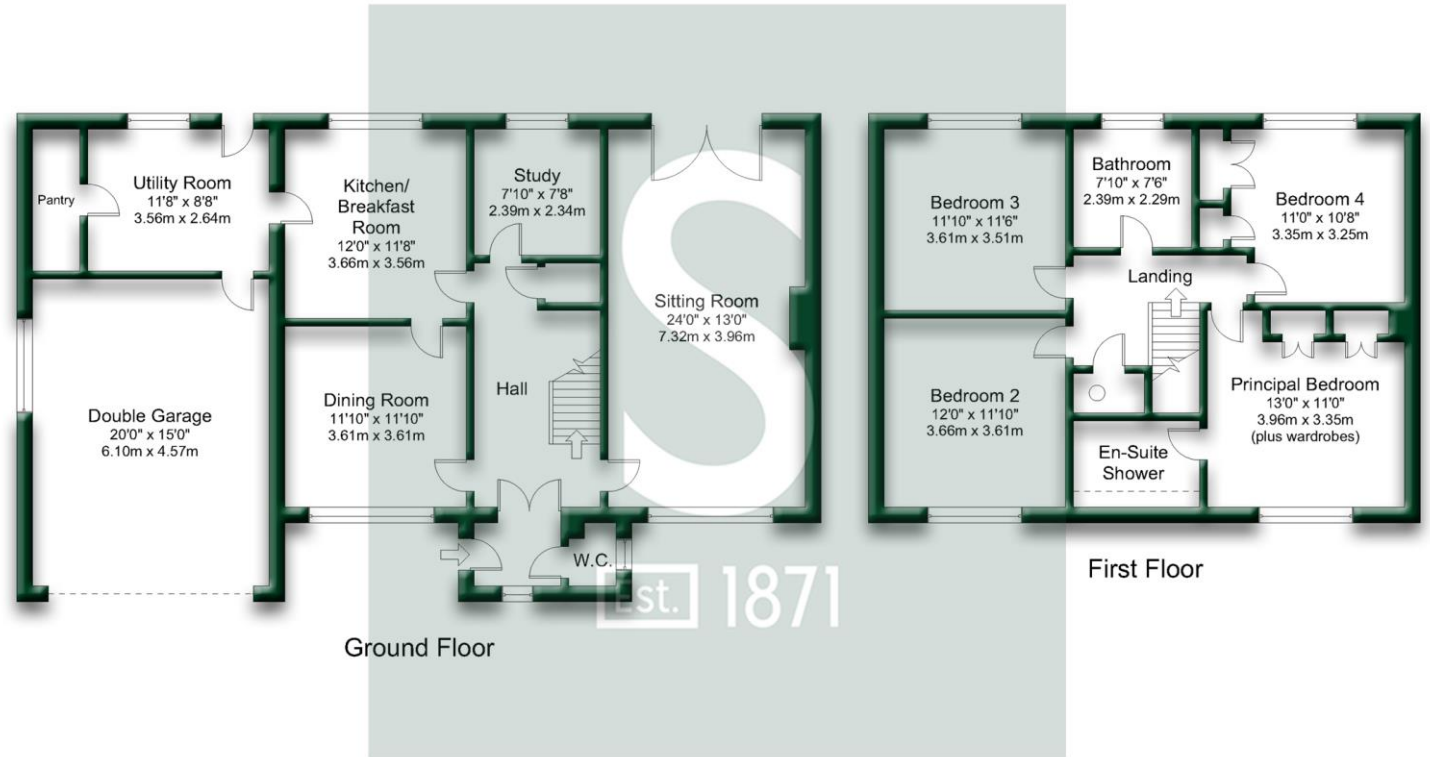
Partners

JF Stephenson MA (Cantab) FRICS FAAV
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
JC Drewniak BA (Hons)

Associates

CS Hill FNAEA
N Lawrence

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Partnership No: OC404255 (England & Wales)
Registered Office: 10 Colliergate York YO1 8BP



Gross internal floor area excluding Double Garage (approx.): 164.7 sq m (1,773 sq ft)

Not to Scale.
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Services

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

Directions

Leaving Boroughbridge via Milby and Leeming Lane, continue up Kirby Hill before turning right into Hillcrest Gardens immediately after St Johns Walk.

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