



9 Willow Grove Boroughbridge  
York, YO51 9FX  
**£299,999**

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AN IMMACULATELY PRESENTED AND BEAUTIFULLY ENHANCED MODERN 3 BEDROOM TOWNHOUSE, ARRANGED OVER THREE FLOORS AND OCCUPYING A HIGHLY SOUGHT AFTER POSITION CLOSE TO THE HEART OF BOROUGHBIDGE AND ITS EXCELLENT TRANSPORT CONNECTIONS INCLUDING THE A1(M) JUST 0.5 MILES AWAY. THIS FAMILY HOME HAS BEEN THOUGHTFULLY UPGRADED AND ENHANCED AND IS COMPLEMENTED BY LANDSCAPED REAR GARDENS WITH PLEASANT TREE LINED BACKDROP TO THE DISTANCE. A PRIVATE DRIVEWAY PROVIDES TANDEM OFF STREET PARKING AND GARAGE

MILEAGES – A1M - 0.5 mile, Ripon – 7.5 miles | Harrogate – 10.5 miles | Easingwold – 12 miles | York – 18 miles (All distances are approximate)

Staircase Reception Hall, Sitting Room, Kitchen/Diner, Cloakroom WC, Storage Cupboard

First floor Landing, Guest Bedroom, Bedroom Three, Family Bathroom

Principal Bedroom with Ensuite Shower Room

Garage, Driveway with Tandem Parking, Front and Rear Landscaped Gardens

Sheltered beneath a canopy porch, a panelled composite part glazed door opens into a welcoming reception hall with eye catching timber effect flooring which cohesively runs throughout the ground floor. A turned staircase rises to the first floor.

To one side sits a neatly designed cupboard housing the combination gas boiler and providing valuable household storage.

A tastefully decorated CLOAKROOM/WC lies off the hall, fitted with a pedestal wash hand basin with tiled splash back and a low suite WC.

To the very rear a door leads to the SITTING ROOM which occupies the full width of the property with French PVC doors opening onto a patio and a further PVC double glazed window to the side.

To the front, the KITCHEN DINER enjoys pleasant garden views through a PVC double glazed window. The kitchen is fitted with a modern range of wall and base units complimented by straight edge work surfaces and matching up stands, incorporating a four ring gas hob with concealed extractor above and electric oven below. There is space and plumbing for a washing machine, space for a freestanding fridge freezer and a stainless steel sink with side drainer and a charcoal mixer tap. A dedicated dining area sits beneath the front window to the side

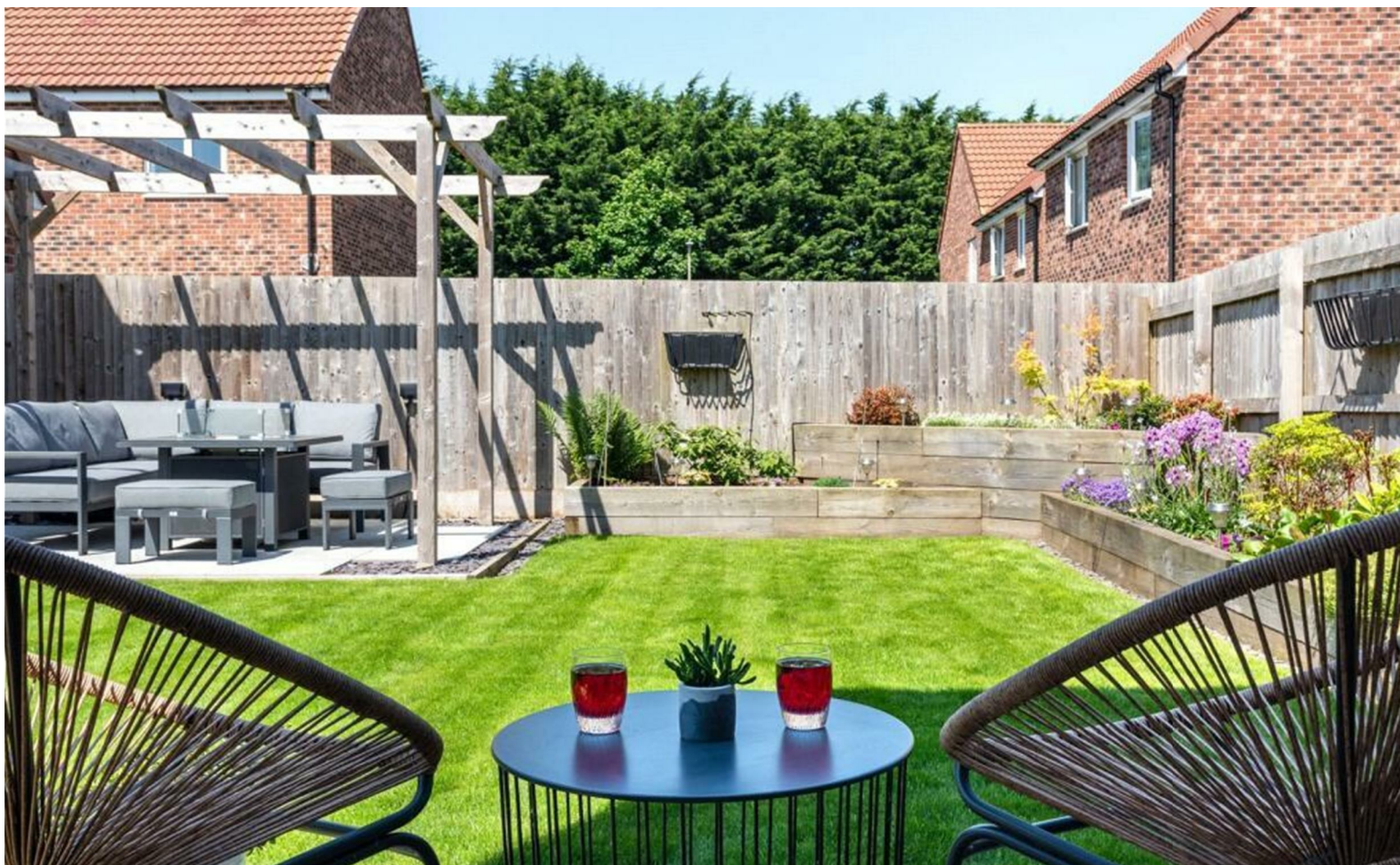
From the reception hall, stairs rises past a PVC double glazed window to the side, leading to a FIRST FLOOR LANDING with doors leading off.

GUEST BEDROOM spans the full width of the house and benefits from a full wall of wardrobes with shelving and hanging rails, enjoying elevated views across the rear garden.

BEDROOM THREE lies to the front, ideal as a single bedroom or study, with attractive views over the cul de sac.

FAMILY BATHROOM comprises a panel bath with tiled surround, pedestal wash hand basin with chrome mixer tap and tiled splash back, and a low suite WC.





To the rear, a door leads through to a **FIRST FLOOR LOBBY** with a further turned staircase rising to;

The **PRINCIPAL BEDROOM**, a superb top floor suite which offers excellent proportions, a PVC window with elevated cul de sac views, loft hatch access, and a door through to an **ENSUITE SHOWER ROOM** comprising a mains plumbed walk in shower tiled to full height, pedestal wash hand basin, and low suite WC.

Outside, the property is approached via a stone pathway flanked by mainly lawned front garden. A side pathway leads to a personal gate opening into the fully enclosed rear garden. A driveway provides off street tandem parking and in turn leads to the garage, (19'0" x 9'10") with power, light, metal up and over door and generous roof void storage.

The rear garden has been thoughtfully landscaped and enhanced and is enclosed by a part wall and fence boundaries on three sides. Raised beds are stocked with maturing planting behind tasteful railway sleeper for year round interest, complemented by a porcelain tiled patio with slate chipped borders under a pergola with dual mains power sockets. Further slate borders frame the lawn.

**SERVICES** - Mains gas, electricity, water, and drainage are all understood to be connected.

Tenure – Freehold

Council Tax Band – C

Postcode – YO51 9FX

**LOCATION** - Boroughbridge is a highly regarded North Yorkshire market town offering a variety of independent shops, cafes, restaurants, pubs, leisure facilities, and well-regarded primary and secondary schools. The town benefits from excellent road links to the A1(M) and A19, and is within easy reach of mainline rail connections at York and Thirsk—ideal for commuting to Leeds, London, or further afield. The surrounding countryside and proximity to both the Yorkshire Dales and North York Moors make this a perfect blend of convenience and lifestyle.

**DIRECTIONS** - From Boroughbridge High Street, turn right onto St Helena, then left at Horsefair. Take an immediate right onto Roecliffe Lane. Continue and take the right turn after Arrows Terrace, signposted to the Marina. Turn left and take the second turning on the left hand side on Willow Grove. Follow the road where No. 9 can be found on the left hand side.

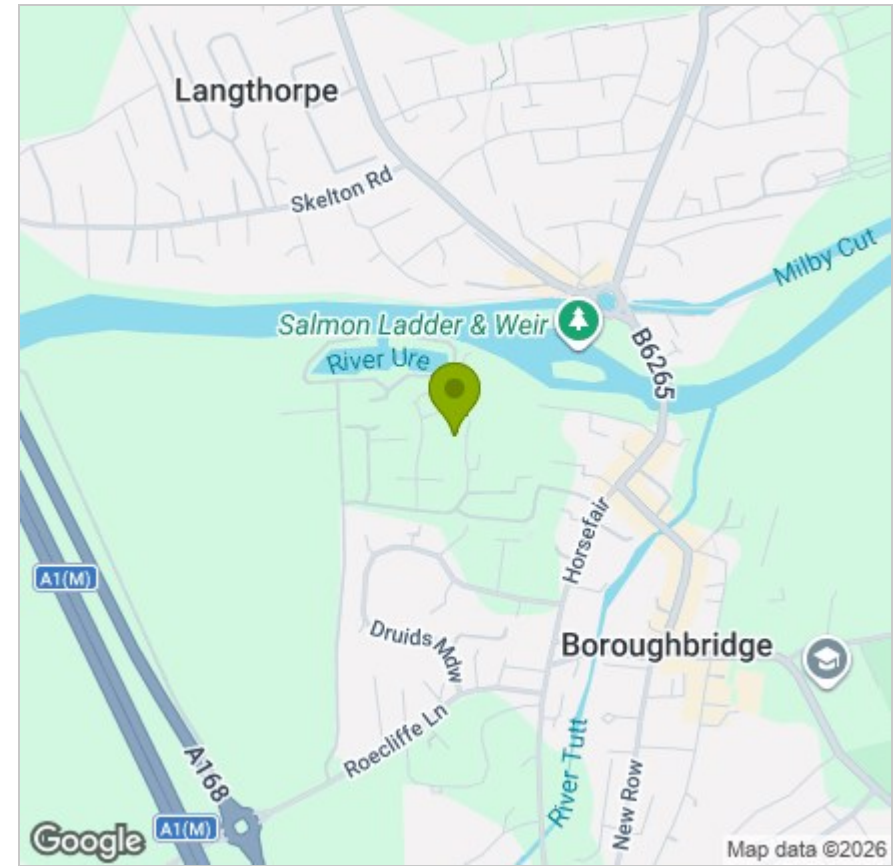
**VIEWINGS** - Strictly by appointment with the sole selling agents: Churchills – Tel: 01423 326889 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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