



7 Newby Court Langthorpe

Boroughbridge, YO51 9FU

**£469,950**

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NESTLED IN THIS DESIRABLE CUL DE SAC STANDS A BEAUTIFULLY APPOINTED DETACHED 4 BEDROOMED, RELATIVELY NEW BUILD FAMILY HOME WITH A COMMANDING CORNER POSITION REVEALING SURPRISINGLY SPACIOUS AND WELL PLANNED ACCOMMODATION SET WITH ATTRACTIVE LAWNED GARDENS FACING SOUTH WEST AT THE REAR.

Mileages: Ripon 7.5 miles, Harrogate 10.5 miles, Easingwold 12 miles, York 18 miles (approx.)

Reception Hall, Cloakroom/WC, Sitting Room, Kitchen/Living Dining Room, Utility

First Floor Landing, Principal Bedroom with Fitted Wardrobes and Luxury Ensuite Shower Room/WC, 3 Further Double Bedrooms with Fitted Wardrobes, 4 Piece Family Bathroom

Outside - Front Garden with Brickset Driveway, Off-Road Parking, Garage, Rear South West Facing Lawned Gardens

A composite part glazed entrance door opens into a welcoming RECEPTION HALL with stairs rising to the first floor and doors leading off.

CLOAKROOM/WC, part-tiled and fitted with a pedestal wash hand basin with chrome mixer tap, low suite WC and frosted UPVC window to the side.

Double timber glazed doors open into a generous SITTING ROOM, enjoying a triple aspect with bay windows to the side and front with a further side window. Radiator, power points and TV connections complete the room.

To the rear lies the real hub of this family home with a superb KITCHEN, LIVING AND DINING ROOM, comprehensively fitted with a range of modern colour fronted cupboards with gold effect handles, complemented by straight edge granite effect work surfaces and matching up stands. Stainless steel sink with side drainer and mixer tap is fitted beneath a window over looking the rear garden. Integrated appliances include a dishwasher and fridge/freezer.

To one side is a DINING AREA, complimented by a box window and French doors leading directly out to the rear patio and gardens beyond.

An archway leads through to the UTILITY ROOM, with space and plumbing for a washing machine and separate dryer, additional cupboards, matching work surfaces and a composite door opening to the rear garden. An internal panelled door gives access to the garage.

A turned staircase rises to a generous FIRST FLOOR LANDING with loft access and airing cupboard housing the pressurised hot water cylinder.

The PRINCIPAL BEDROOM is located to the front, fitted with twin Hammonds wardrobes and enjoying an elevated outlook over the pleasant street. To inside a door leads to;

A generous and stylish EN-SUITE SHOWER ROOM is fully tiled and includes a pedestal wash hand basin with mixer tap, low suite WC, frosted window, and a thermostatic walk-in shower.

To the rear are TWO FURTHER DOUBLE BEDROOMS, one with fitted mirrored wardrobes, while to the front is a good-sized FOURTH BEDROOM, also fitted with Hammonds wardrobes.

OUTSIDE, the front garden is mainly laid to lawn and wraps around the front and side of the property. A double brick-set





driveway provides off-street parking and leads to the integral GARAGE (20'1 x 9'8) which benefits from power, light, and an up-and-over door with personal door to the utility at the rear.

The rear garden enjoys a south-west facing rear garden, mainly laid to lawn with patio area, part walled boundary and timber fencing and a side access gate.

**LOCATION** - Boroughbridge lies approximately 12 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

**POSTCODE** - YO51 9FU

**COUNCIL TAX BAND** - E

**TENURE** - Freehold (Communal Maintenance charge of £150.00 per year)

**SERVICES** - Mains water, electricity and drainage, with gas fired central heating

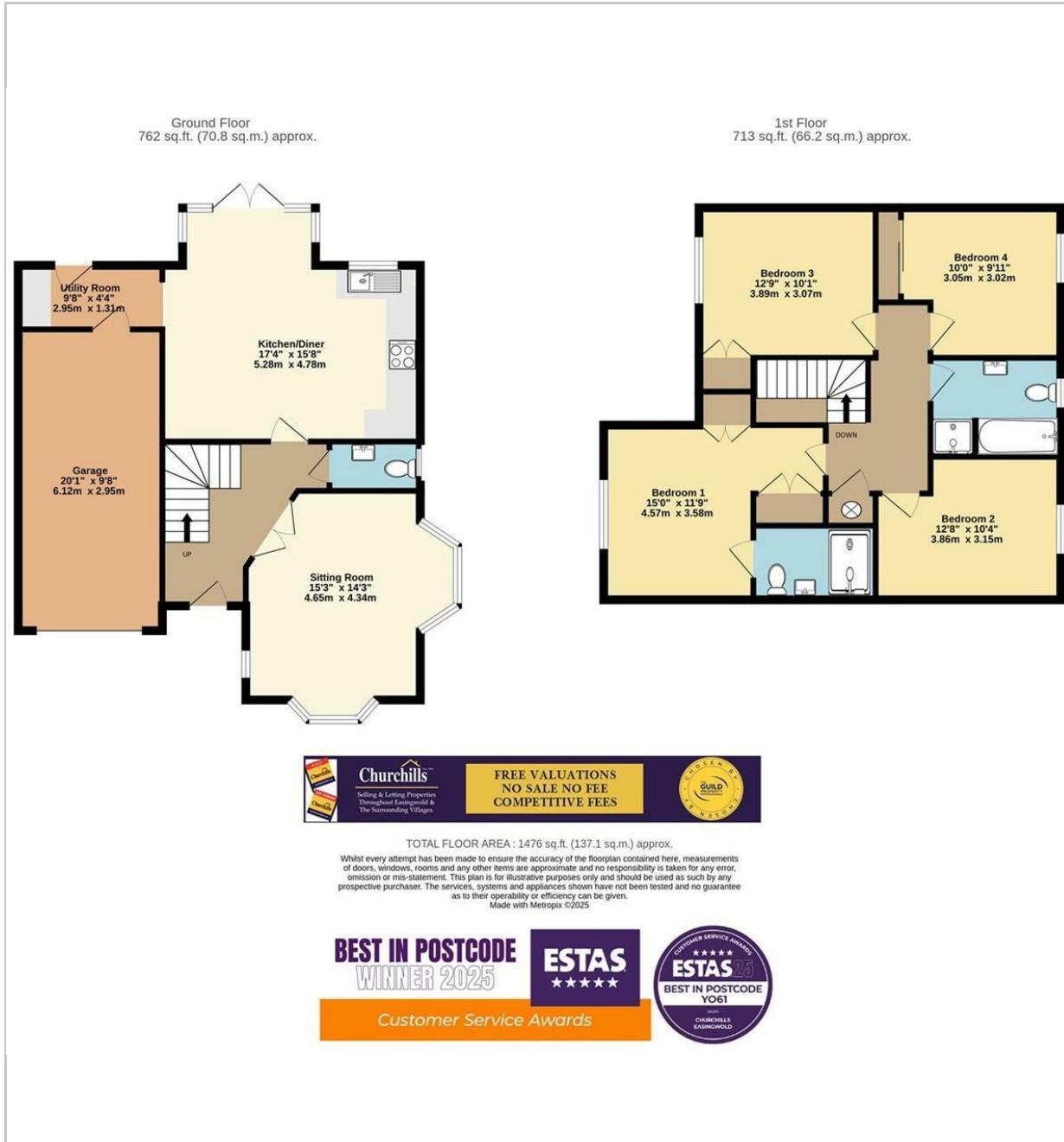
**DIRECTIONS** - From the centre of Boroughbridge, proceed down the High Street joining Fishergate, at the T junction turn right following the road over the bridge and straight over the roundabout taking the first turning on the right on to Hockley Crescent, take the second turning on the right on to Newby Court, and No 7 is positioned on the corner.

**VIEWING** - Strictly by prior appointment through the agents, Churchills Tel: 01423 326889, Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).

**AGENTS NOTES** - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(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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