



7 The Grange
Kirby Hill, Boroughbridge York, YO51 9YB
Guide price £370,000

CRAVEN-HOLMES
ESTATE AGENTS

A SUPERBLY APPOINTED THREE BEDROOM DETACHED HOUSE WITH PLANNING PASSED FOR A FURTHER TWO STORY EXTENTION
19/03462/FUL ON THE PLANNING PORTAL
LOUNGE WITH WOOD BURNING STOVE
STUNNING OPEN PLAN DINING KITCHEN WITH DOORS ONTO THE REAR ENCLOSED GARDEN
MASTER BEDROOM WITH ENSUITE AND HOUSE BATHROOM
EXCEPTIONAL QUALITY THROUGHOUT
WITHIN A SHORT DISTANCE TO BOROUGHBRIDGE TOWN AND THE A1M NORTH AND SOUTH



Description

This stunningly presented three-bedroom detached family home exudes charm and elegance, boasting an extended layout that enhances its spaciousness. Nestled in a desirable position on the edge of a select modern development, it offers the perfect blend of tranquillity and convenience, with easy access to the A1(M) motorway.

As you enter, you are welcomed by a warm ambience created by the gas central heating and double glazing, complemented by the wood-burning stove.

The attention to detail is evident throughout, with quality kitchen and bathroom fittings that cater to both style and functionality. The heart of the home features a bright and airy open-plan kitchen-dining area, thoughtfully designed to ensure ease for every day living with double doors onto the rear garden.

Outside

There is an open plan garden to the front with specimen trees and bushes. To the rear is a further lawned garden with stocked borders, enclosed by fencing. single gate give access with a tarmacadam driveway, providing parking and leading to the garage.

Integral Garage

Connected with power and light.

Location

The Grange is a quaint modern development that sits peacefully on the outskirts of Kirby Hill. This idyllic location is perfect for commuters, providing seamless access to larger cities through the A1(M), which effectively connects to the region's extensive motorway network. Just a short drive away, the market town of Boroughbridge offers a vibrant selection of amenities, ensuring that all of your daily needs are met with ease, making this home not just a property, but a lifestyle choice.

Kirby Hill is on the out skirts of Boroughbridge celebrated for its stunning natural landscape and warm, friendly community. The town boasts a diverse array of local amenities, including charming independent shops, well-regarded schools, and well-maintained parks that provide

spaces for recreation and relaxation. Nestled between rolling hills and lush countryside, Boroughbridge offers easy access to breathtaking outdoor spaces, making it a perfect destination for hiking, cycling, and nature walks. This inviting environment fosters a strong sense of community among residents, further enhancing the appeal of this picturesque town.

Agents Note

Proposed plans have been passed for a two story extension and under site plan number 19/03462 / FUL with the local authority council.





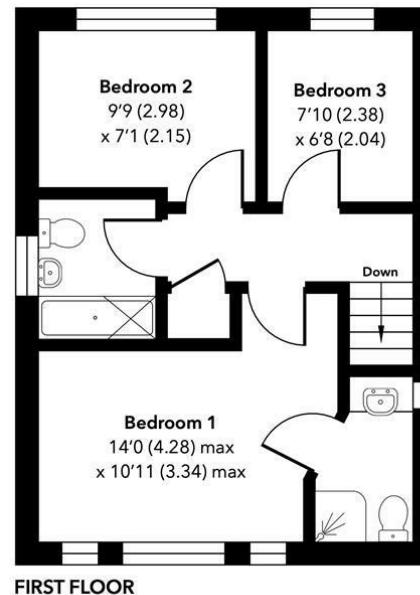
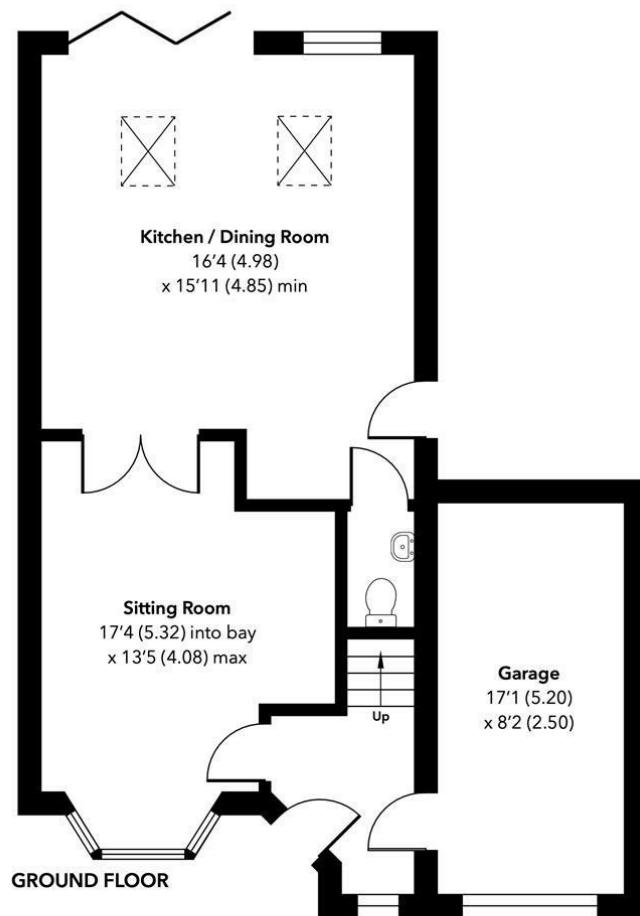


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Approximate Area: 1,006 sq ft / 93.5 sq m

Garage: 140 sq ft / 13 sq m

Total: 1,146 sq ft / 106.5 sq m



For illustrative purposes only. Not to scale. © Intelligent Property Marketing 2025

Pursuant to RICS Property Measurement 2nd Edition

Produced for Craven Holmes

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 **e:** lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk