



1 Hockley Crescent
Langthorpe, Boroughbridge, York, YO51 9FN
Offers in excess of £675,000

CRAVEN-HOLMES
ESTATE AGENTS

EXQUISITELY DESIGNED STUNNING FIVE BEDROOM FAMILY HOME WITH DOUBLE GARAGE AND DRIVE WAY AMPLE PARKING FOR A NUMBER OF VEHICLES

SITUATED IN THE POPULAR VILLAGE OF LANGTHORPE ONE MILE FROM BOROUGHBRIDGE

STUNNING SWEEPING STAIR CASE IN THE INVITING RECEPTION HALLWAY,

DINING KITCHEN / FAMILY / DINING ROOM LOUNGE GARDEN ROOM, STUDY

DOUBLE GARAGE, UTILITY ROOM AND GROUND FLOOR CLOAK ROOM

LOVELY GALLEY LANDING LEADING TO FIVE BEDROOMS WITH TWO ENSUITE SHOWER ROOMS AND DRESSING ROOM TO THE MASTER BEDROOM

AND HOUSE BATHROOM

ENCLOSED REAR GARDEN AND OPEN PLAN FRONT GARDEN EPC C COUNCIL TAX BAND G



SUMMARY

Nestled in the charming area of Hockley Crescent, Boroughbridge, York, this splendid house offers a perfect blend of comfort and elegance. With five spacious bedrooms, this property is ideal for families seeking ample living space. The layout includes two inviting reception rooms, providing versatile areas for relaxation and entertainment.

The three well-appointed bathrooms ensure convenience for all residents, making morning routines and guest visits a breeze. The house is designed to cater to modern living while retaining a warm and welcoming atmosphere.

Boroughbridge is known for its picturesque surroundings and community spirit, making it a desirable location for those looking to settle in a friendly neighbourhood. With local amenities, schools, and parks nearby, this property is not just a house but a place to call home.

Whether you are looking to entertain guests or enjoy quiet family evenings, this residence offers the perfect setting. Do not miss the opportunity to make this delightful house your new home

DESCRIPTION

As you step into the property, you'll be welcomed by a spacious reception hall that offers access to the living room, dining room, garden room, kitchen with utility, and study. The dining kitchen features a range of base and wall units with complementary work surfaces, integrated appliances, and stylish flooring that flows seamlessly throughout the family dining area. Double doors from the garden room lead to the enclosed rear garden, making it an ideal space for relaxed outdoor dining. Additionally, there is a handy cloakroom for extra convenience.

A sweeping staircase takes you to the first floor, where a galleried landing with a window creates a bright and airy atmosphere. The master bedroom includes an ensuite shower room for added comfort and privacy, as well as a dressing area. The second bedroom also has an ensuite shower room with a dressing area, and there are three further bedrooms to cater to various needs.

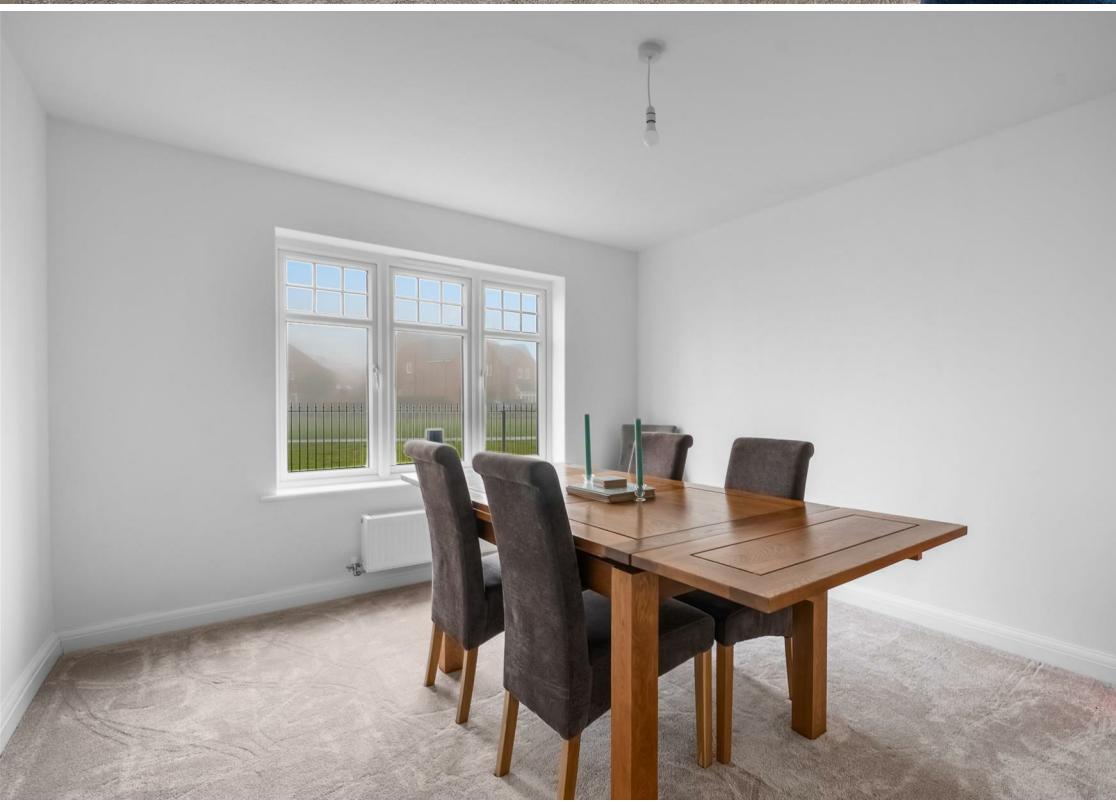
The family bathroom is fitted with a step-in shower cubicle, a relaxing bath, a low-level WC, and a washbasin, ensuring

practicality and comfort for all household members.

Outside, the property boasts landscaped gardens at the front and a mainly laid-to-lawn rear garden, featuring a paved patio area perfect for outdoor leisure and entertaining.

LOCATION

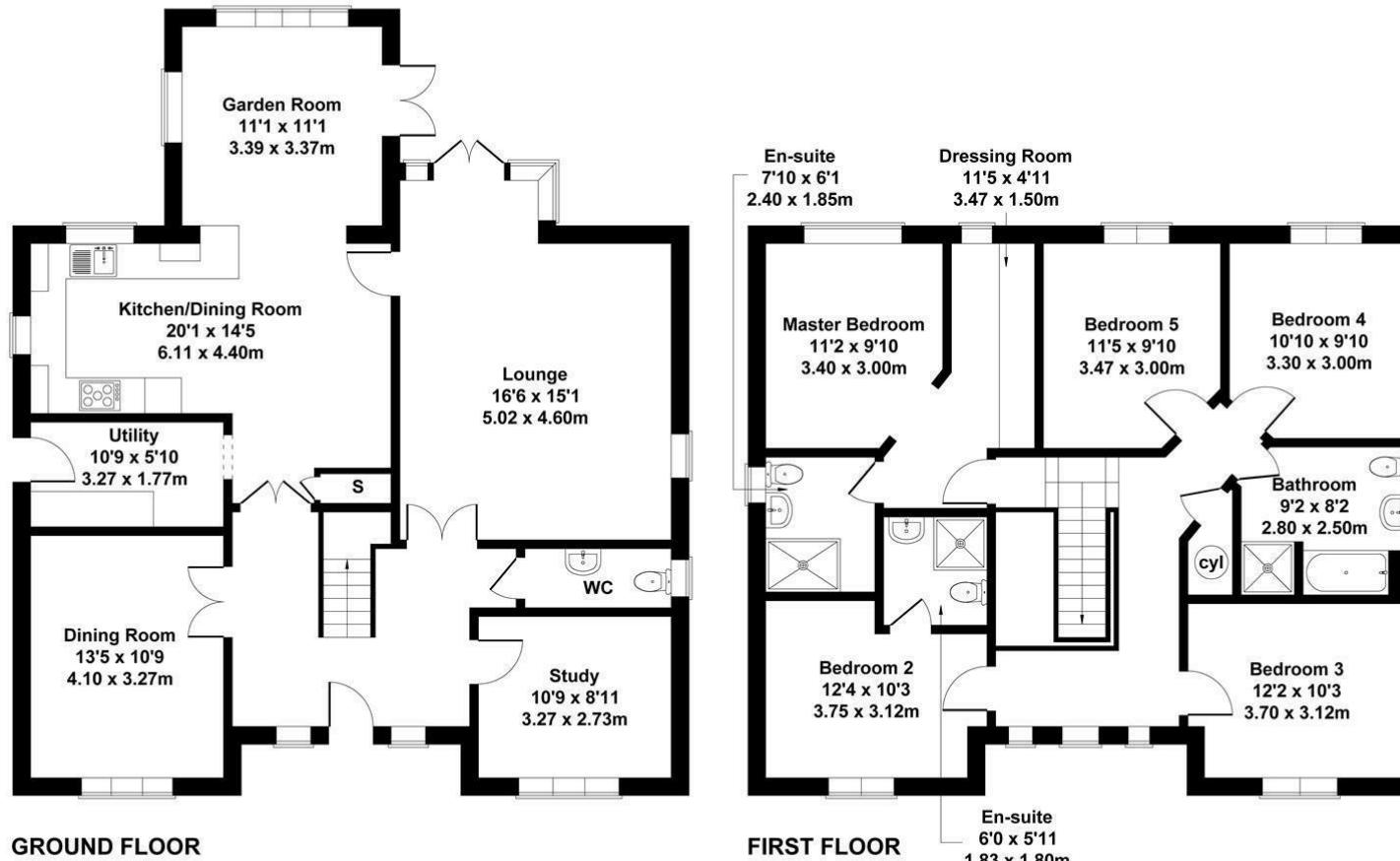
The small village of Langthorpe lies 11 miles northeast of the historic spa town of Harrogate, and is surrounded by beautiful North Yorkshire countryside and within easy reach of the North York Moors and Yorkshire Dales National Park. The village is adjacent to the small town of Boroughbridge, where plenty of local amenities and facilities can be found, including a post office, shops, pubs and a large supermarket. The market town of Ripon is within easy reach for a wider variety of shopping and leisure facilities, while the village is well connected for transport, with the A1, less than two miles away, providing great access to the north and south. The nearest mainline stations can be found at Knaresborough or Harrogate.





Edlingham

Approximate Gross Internal Area
2207 sq ft - 205 sq m



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			
F1 Directive		86	91

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			
F1 Directive			

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