



49 Hockley Crescent
Langthorpe, Boroughbridge, York, YO51 9FN
Guide price £400,000



SITUATED IN LANGTHORPE A STUNNING FAMILY HOME ON THE OUTSKIRTS OF BOROUGHBIDGE
LUMSDALE DESIGN WITH AN ABUNDANCE OF FITTED QUALITY EXTRAS
SOUTH FACING REAR GARDEN WITH PATIO
TWO LUXURY ENSUITES AND HOUSE BATHROOM
BALANCE OF THE BUILDERS WARRANTY
4 BEDROOMS MASTER WITH DRESSING AREA AND ENSUITE
IMMACULATEDLY PRESENTED THROUGHOUT
DETACHED GARAGE + AMPLE OFF STREET PARKING



Description

Inspired by the attractive Harron Homes Lumsdale design, this property features modern double-glazed windows, integrated appliances, and a range of accommodations. With four bedrooms, a family bathroom, and two luxurious ensembles, it also includes gas central heating and a builder's warranty for extra peace of mind.

Upon entering, you are welcomed into a spacious hallway that leads you to a beautiful lounge, perfect for relaxing, and an open-plan kitchen/diner that truly serves as the heart of the home. There's also a handy cloakroom with a toilet.

On the first floor, you'll find a landing that connects to a guest bedroom with its own ensuite bathroom, along with two additional bedrooms and a family bathroom that includes a modern tub and shower.

The second floor unfolds into a landing that has a storage cupboard and leads to the impressive main bedroom suite, which has its own dressing area and luxurious ensuite shower room.

Outside, you'll find a garage, a driveway with plenty of parking space, and a lovely south-facing garden that's landscaped and fully enclosed for privacy.

Conveniently located near the amenities of Boroughbridge and easily accessible for trips further away thanks to the nearby A1M, this three-story home is beautifully decorated and offers plenty of space for comfortable living.

As you step inside through a stylish entrance door, you find a welcoming hallway with a staircase leading up. To one side, there's a useful cloakroom with a sink and toilet.

Moving through the hallway, you enter the spacious lounge, decorated to create a warm ambiance, with a window overlooking the front garden. The standout feature is a modern media wall designed specifically for a TV and sound system, paired with a cozy electric fireplace.

The kitchen and dining area stretch across the width of the home, featuring sleek cabinets and plenty of storage. It comes equipped with high-quality appliances, including a

gas stove and an oven, and has space for a large fridge-freezer. French doors open from the dining area to the patio and garden, creating a wonderful flow for entertaining guests.

Upstairs on the first floor, there's additional storage space along with three bedrooms. Two of these bedrooms come with fitted wardrobes, essential for family life. The guest bedroom includes a luxurious ensuite shower room, while the family bathroom features modern fixtures.

A staircase leads to the second floor, where you'll find the impressive main suite, which offers a dressing room with built-in wardrobes. The ensuite is stylishly designed, with a spacious shower.

Outside, the front garden is easy to maintain, with decorative gravel and a generous driveway leading to a detached garage. For electric vehicle owners, there's a charging point conveniently placed.

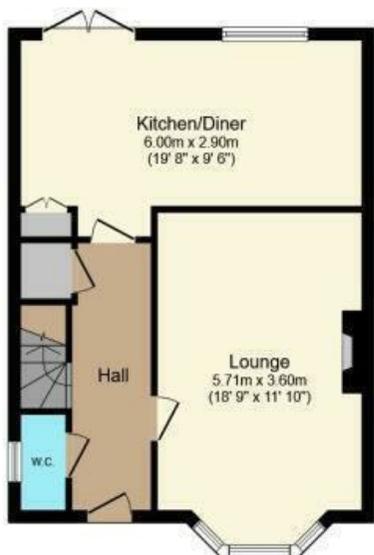
At the back, the south-facing garden is enclosed and kid-friendly, featuring a lawn and a lovely patio area for outdoor gatherings and relaxing evenings. Overall, this home combines comfort and style in a fantastic location.

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.



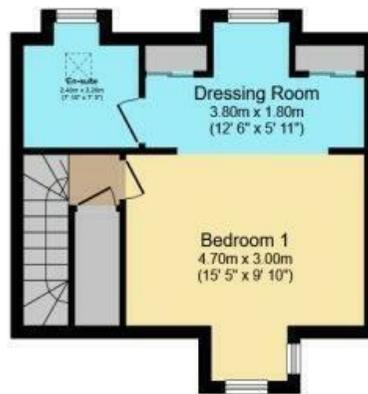




Ground Floor



First Floor



Second Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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| 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 | | |
| | 82 | 91 |
| | FUI Directive | |

| 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 | | |
| | | |
| | FUI Directive | |

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