



10 Cornmill Crescent  
Boroughbridge, York, YO51 9RZ

Guide price £285,000





Sought after location within close proximity to Boroughbridge town and the A1M  
Finished in 2024 to a high specification by Barrett Homes  
Spacious throughout with sitting room, Modern Kitchen-Diner  
Three Generous Bedrooms Master with Ensuite Shower Room  
Modern Bathroom & Downstairs WC enclosed rear garden  
Picturesque Parkland Views to the front EPC B



### Description

Nestled in the charming area of Boroughbridge, York, this delightful house on Cornmill Crescent offers a perfect blend of comfort and convenience. With one spacious reception room, this property provides an inviting space for relaxation and entertaining guests. The well-appointed layout includes two bathrooms, modern kitchen with built in oven, hob, dishwasher and fridge freezer, ensuring ample facilities for family living or accommodating visitors.

The house is situated in a friendly neighbourhood, known for its community spirit and local amenities. Residents can enjoy easy access to nearby shops, schools, and parks, making it an ideal location for families and professionals alike. The picturesque surroundings of York add to the appeal, with its rich history and vibrant culture just a short distance away.

This property presents a wonderful opportunity for those seeking a home that combines modern living with a touch of traditional charm. Whether you are looking to settle down or invest, this house on Cornmill Crescent is certainly worth considering.

### Location

Boroughbridge is strategically positioned just 18 miles from York, 10.5 miles from Harrogate, and 7.5 miles from Ripon, making it an ideal location near the stunning Yorkshire Dales and North York Moors national parks. The town offers a robust selection of amenities, including vibrant independent shops, excellent restaurants, welcoming pubs, and comprehensive leisure facilities, along with quality primary and secondary schools. With its outstanding connections to the A1(M) and A19 motorways and easy access to mainline rail services at York and Thirsk, commuting to and from Boroughbridge is both seamless and efficient.

### Additional information.

Electrical vehicle charging point.

Solar Panels

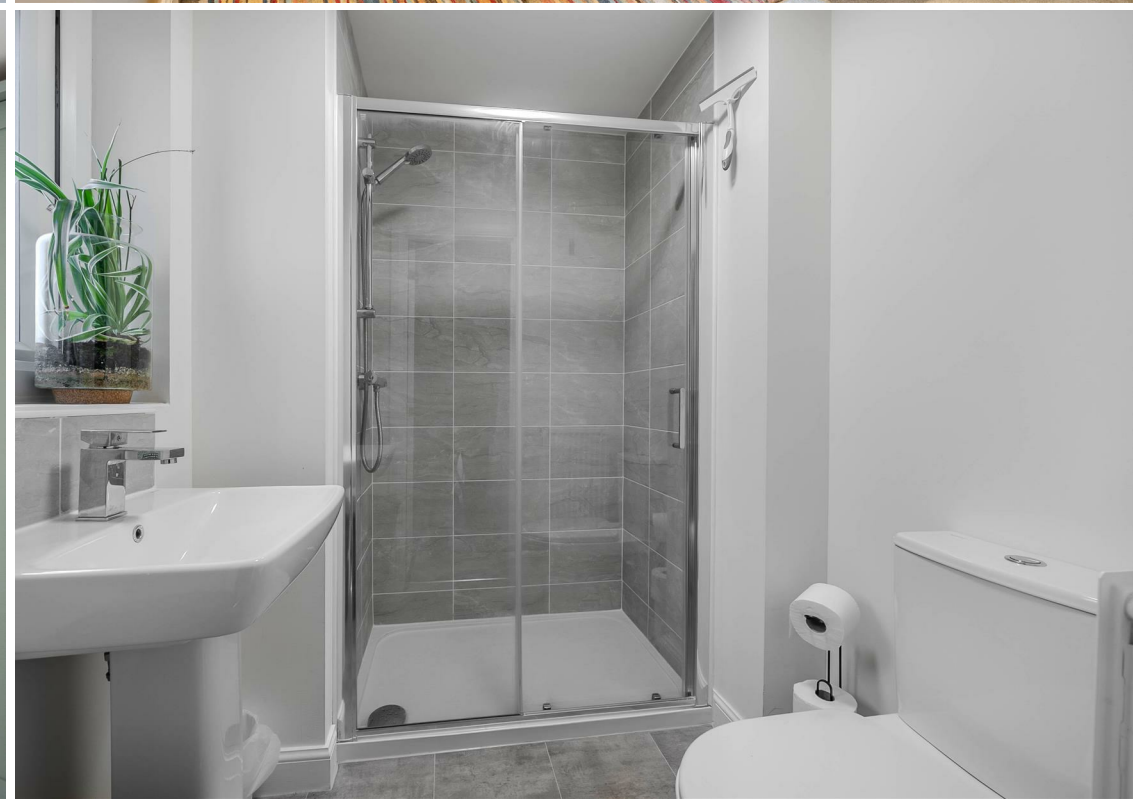
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600\* Mbps download speed

Council Tax: C - North Yorkshire Council EPC B

Current Planning Permission: No current valid planning permissions



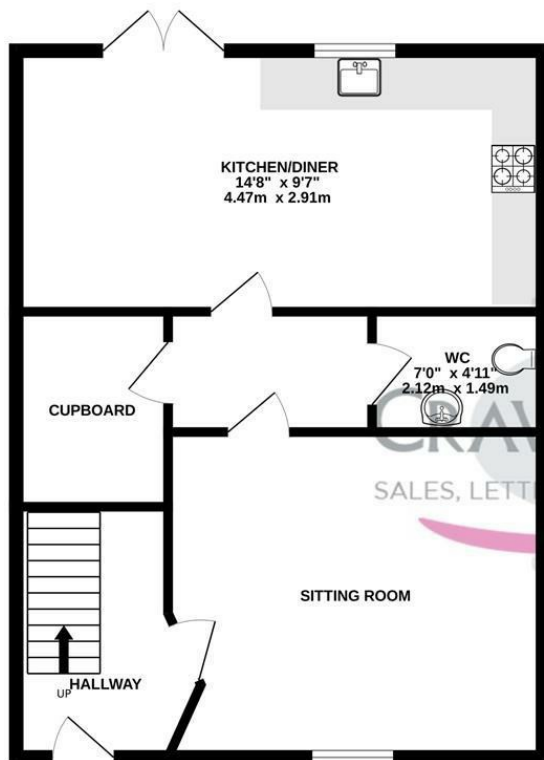




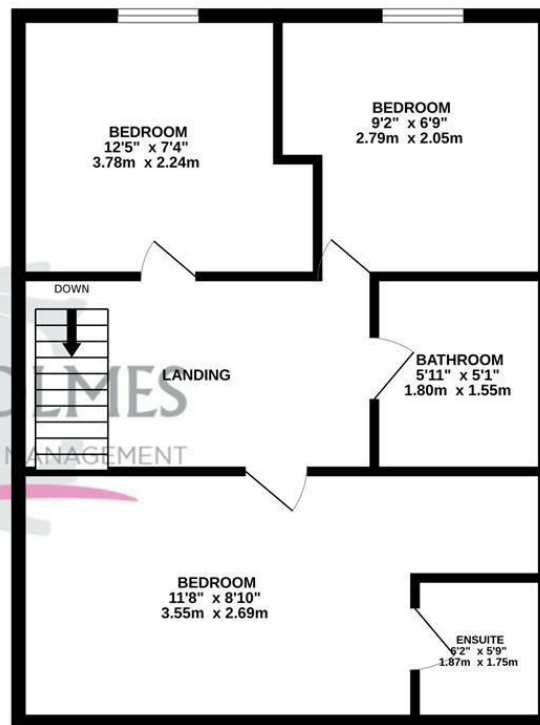




GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



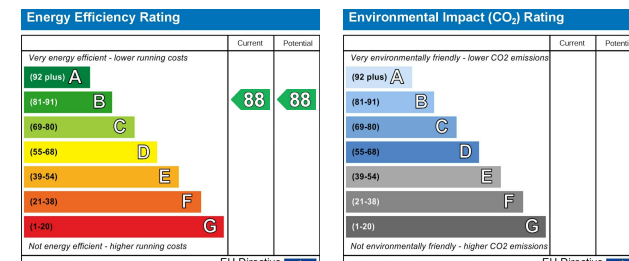
1ST FLOOR  
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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