

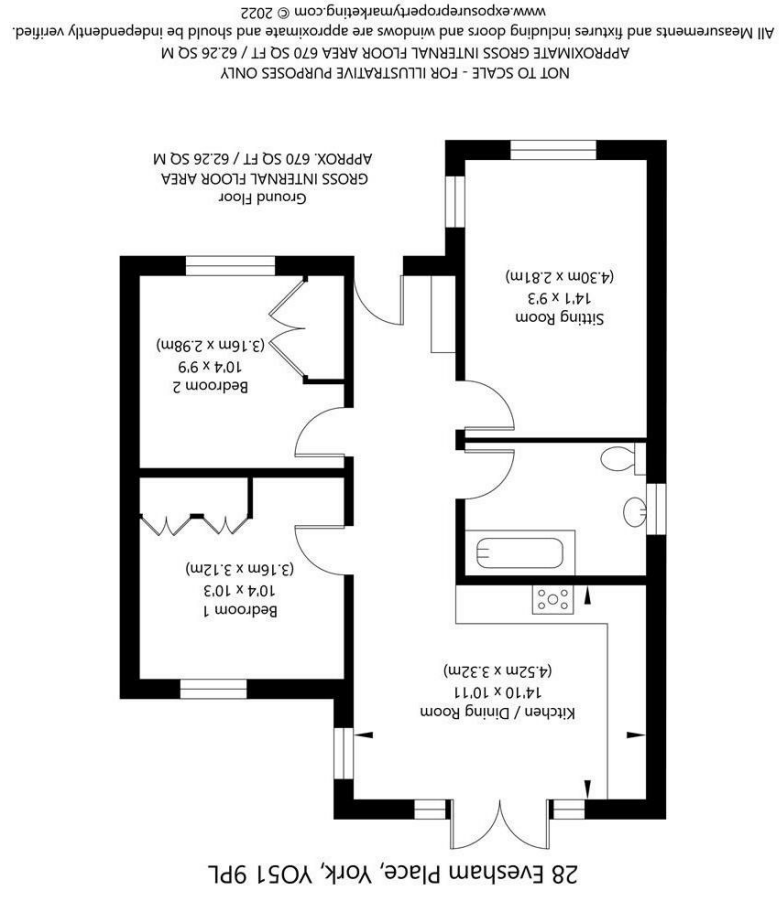
- GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
 2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
 6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



Energy Efficiency Rating	
Potential	Current
96	82

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G



28 EVESHAM PLACE
Kirby Hill, York, YO51 9PL



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OFFERED FOR SALE WITH NO CHAIN. A delightful modern Two Bedroom Bungalow, tucked away amongst a small development in the popular Village of Kirby Hill. Immaculately presented throughout, the property has been beautifully presented and the vendor has made various additions which further enhance the home. Due to the modern interior, the property would suit a variety of purchasers from young couples to downsizers alike.

FOR SALE WITH NO CHAIN
Two Bedrooms with built in wardrobes
Immaculate throughout
Sought after Village
Walking distance of Amenities
Beautiful South Westerly Garden
Large Summer House
Off Street Parking



GSC GRAYS
PROPERTY • ESTATES • LAND

15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



28 Evesham Place

This super property has been meticulously decorated and has had various improvements over the current occupancy. With Stunning dining kitchen with integrated appliances and beautiful bathroom the property has been further enhanced with built in wardrobes and enclosed porch area. Currently offering two bedrooms, the property has a large entrance hall, sitting room, bathroom, dining kitchen with french doors leading to the delightful Southwesterly facing garden. This has a paved patio, lawn and fantastic summer house. To the front is a driveway providing off street parking for a number of vehicles.

Situation and Amenities

Evesham Place is an exclusive development in the village of Kirby Hill. Constructed by renown developers Caedmon Homes, the development was completed in the last 18 months. The position of the development offers prospective purchasers the opportunity to own a property in a peaceful location overlooking open countryside, and yet conveniently located a short distance from the A1 motorway network.

A wide range of amenities can be found in the town of Boroughbridge about a mile away and the village of Kirby Hill has a Church, primary school and Public House.

Local Authority and Council Tax Band

Harrogate Borough Council Band D

Services and Other Information

The property is served with mains water, electricity and gas fired central heating. There is an annual maintenance charge for Evesham Place to maintain the common area roadways and drainage system.

Particulars and Photographs

The particulars were written, and photographs taken in October 2022

Viewings

Strictly by appointment with GSC Grays 01423 590500

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