bps@boutiquepropertyshop.co.uk
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T 07515 763622

2 Mowbray Crescent

Hovingham, YO62 4LE

Offers Over £295,000

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2 Mowbray Crescent is a spacious three bedroom semi-detached family home located in the highly regarded village of Hovingham. The property offers three bedrooms with a family bathroom to the first floor. The extended ground floor living accommodation consists of a family room, separate sitting room, guest WC and breakfast kitchen with patio doors leading out to the enclosed and secure garden. Positioned on a large corner plot, the property offers plenty of space to the front of the house for parking as well as a large rear garden. Situated on the edge of the village which enables open views to the front of the house. This property is ideal for families.

- Fantastic location in the village of Hovingham
- Three bedroom family home
- Two reception rooms
- Guest WC
- Part garage for storage and parking for multiple vehicles
- Secure, enclosed rear garden
- Open views to the front
- NO ONWARD CHAIN
- Fully double glazed

Entrance Porch

Steps up into property and window to the side.

Hallway

8'9 x 10'1 (2.67m x 3.07m)

Radiator, storage cupboard, stairs to first floor and doors to both reception rooms and kitchen.

Snug/family Room

14'9 x 13'5 (4.50m x 4.09m)

Double glazed window, access to the part garage for storage, TV point and door to the guest WC and rear garden.

Guest WC

Low flushing WC, basin with splash back, opaque window, radiator and linoleum flooring.

Sitting Room

10'0 x 12'1 (3.05m x 3.68m)

Bay window and TV point.

Kitchen/Dining Room

9'2 x 21'2 (2.79m x 6.45m)

Sliding doors leading to the back garden, modern fitted wall and base units, plumbing for a washing machine, sink with mixer tap and drainer, extractor fan, space for under counter fridge and freezer, space for electric cooker, window, spot lights and breakfast bar.

First Floor Landing

6'0 x 2'11 (1.83m x 0.89m)

Windows and loft access.

Bathroom

7'5 x 7'6 (2.26m x 2.29m)

Cupboard, low flush WC, basin with underneath storage, linoleum flooring and part tiled.

Bedroom One

10'10 x11'8 (3.30m x3.56m)

Window and storage.

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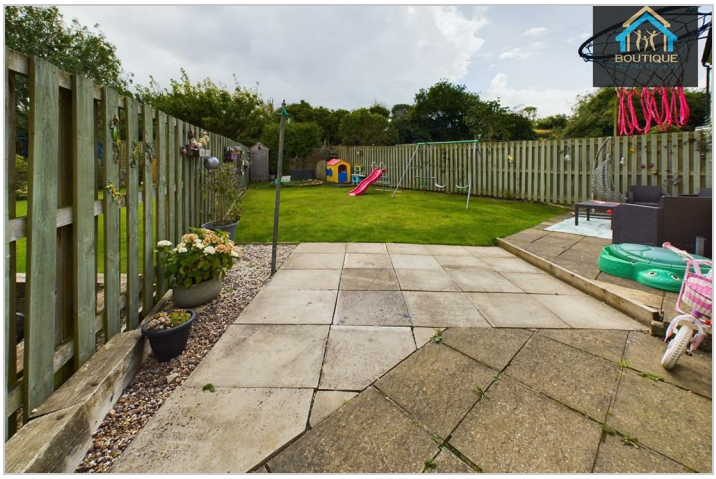
Bedroom Two
10'1 x 9'1 (3.07m x 2.77m)
Window and storage.

Bedroom three
6'7 x 9'11 (2.01m x 3.02m)
Window and storage.

Exterior
To the front there is a large tarmac driveway offering plenty of parking, access to the part garage and an outdoor tap.

To the rear the garden is fully enclosed with a large patio area with gravelled edging, garden shed, laid to lawn and to the rear of the garden there is a separate artificial grassed area with another small patio.

Hovingham
Hovingham is a beautiful village situated within the Howardian Hills Area of Outstanding Natural Beauty in the Ryedale District of North Yorkshire, approximately 19 miles north of the city of York and midway between the market towns of Helmsley and Malton. With local amenities consisting of local bakery, village pub, village hall and regular food market. Nearby Malton is a charming market town with independent stores, and a popular local market. There is a train station offering good commuting links to York and Scarborough. Surrounded by beautiful Yorkshire countryside and a good choice of schools for all ages.



Road Map

Hybrid Map

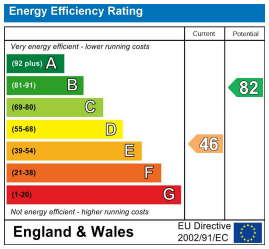
Terrain Map

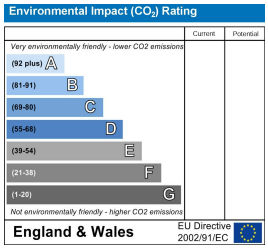
Floor Plan

Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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