

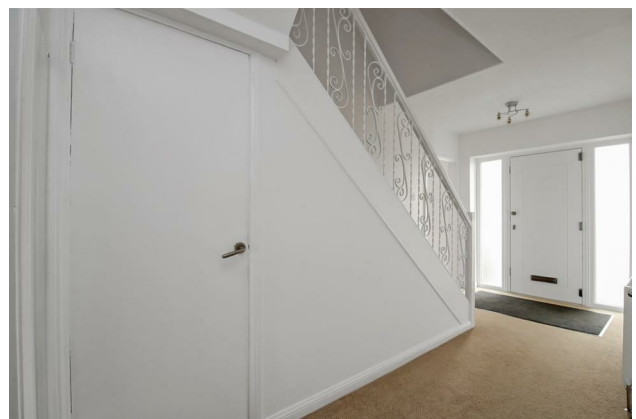
# HUNTERS®

HERE TO GET *you* THERE

42 St. Johns Walk, Boroughbridge, York, YO51 9DJ

Offers Over £425,000

Property Images



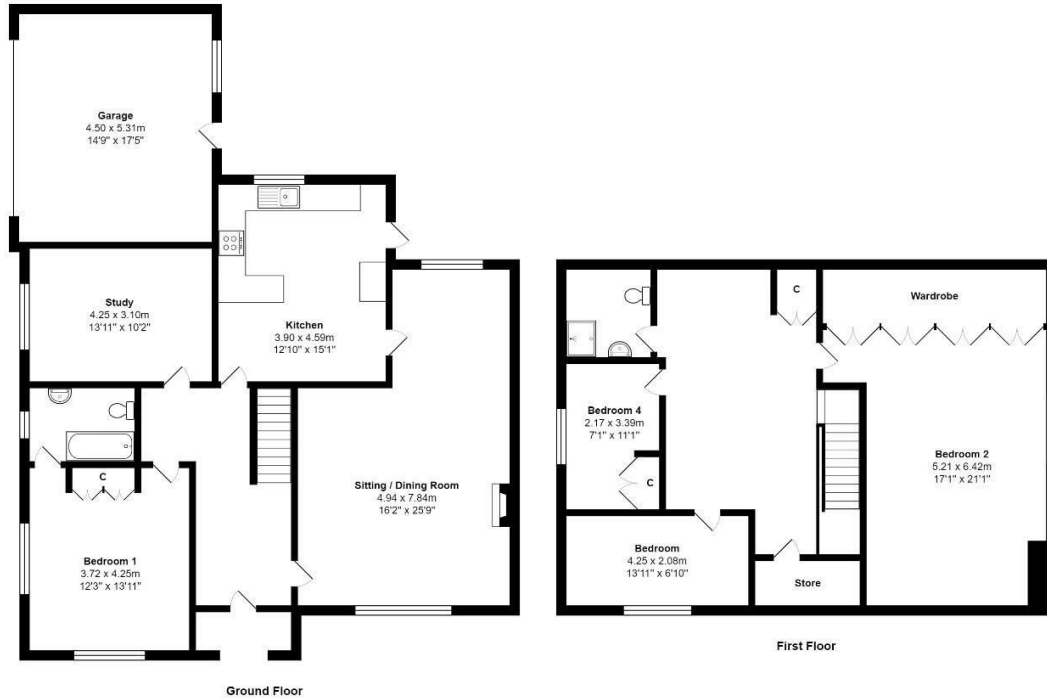
# HUNTERS®

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## Property Images



## Floorplan



Total Area: 218.2 m<sup>2</sup> ... 2349 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>76</b>

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Nestled in a this popular location on the outskirts of Boroughbridge, this fabulous deceptively spacious family home offers an exceptional blend of style and comfortable living. With flexible accommodation spread over two floors, this residence boasts five bedrooms, a lovely large bright lounge, fitted dining kitchen, two ground floor bedrooms one with en-suite, three further bedrooms to the first floor and house bathroom, plenty of storage options, surrounding gardens, double garage and parking for multiple vehicles.

On entrance you are greeted by a spacious and bright hallway with curved staircase to the first floor with built in cupboard under. The heart of this home is undoubtedly the spacious lounge/dining room, adorned with a charming log burner that creates a warm and inviting ambiance on chilly evenings. The gleaming wooden flooring adds a touch of elegance to the space, making it perfect for both relaxed family gatherings and formal entertaining. The well-appointed fitted dining kitchen features plenty of wall and base units with modern appliances and ample counter space with plenty of space for breakfast table. There is an en-suite double bedroom to the ground floor with an additional double bedroom or study depending on how you wish to use the space.

To the first floor is ample landing space with convenient walk in cupboard space, one exceptionally large super king bedroom with one wall of extensive wardrobe space and two further single bedrooms as well as a further fitted modern shower room.

Externally the property is surrounded by extensive gardens to all sides with a extensive patio area and lawn. Double garage and driveway with parking for multiple vehicles. The property has been meticulously improved by the current owners to include extra adjacent land purchased and integrated extensive landscaping, cosmetic improvements throughout, attention to windows, new external doors, recent heating system, electrics and loft boarding.

## Features

• FIVE BEDROOM DETACHED FAMILY HOME • FLEXIBLE LIVING SPACE • TWO BEDROOMS TO THE GROUND FLOOR • THREE BEDROOMS TO THE FIRST FLOOR • TWO BATHROOMS ONE TO THE GROUND AND ONE TO THE FIRST FLOOR • LARGE LOUNGE/DINING ROOM WITH LOG BURNER • FITTED DINING KITCHEN • SURROUNDING GARDEN IN EXTENSIVE PLOT • DOUBLE GARAGE WITH PARKING FOR MULTIPLE VEHICLES • NO CHAIN