

# HUNTERS®

HERE TO GET *you* THERE

**10 Mallard Walk, Boroughbridge, York, YO51 9LQ**

**Offers Over £575,000**

**Property Images**

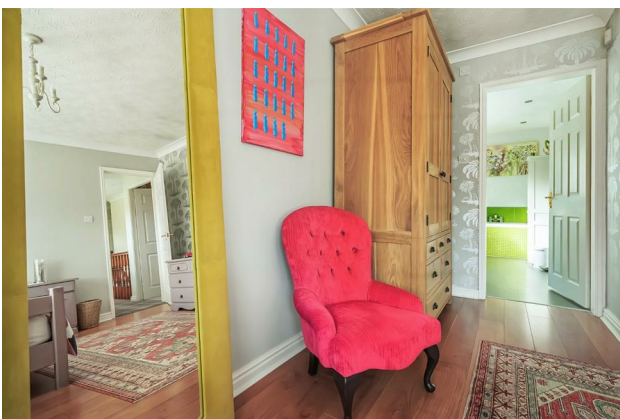




# HUNTERS®

HERE TO GET *you* THERE

## Property Images





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



## Mallard Walk, Boroughbridge, York, YO51

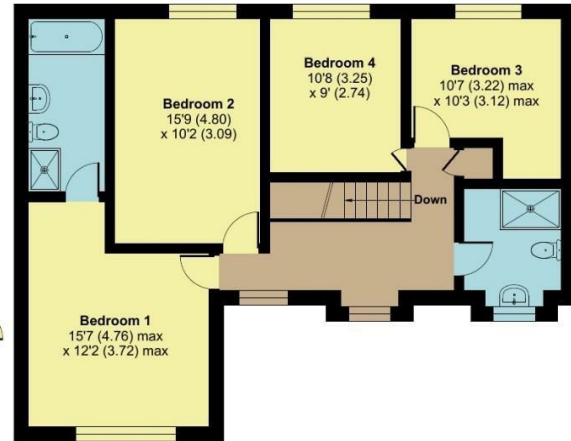
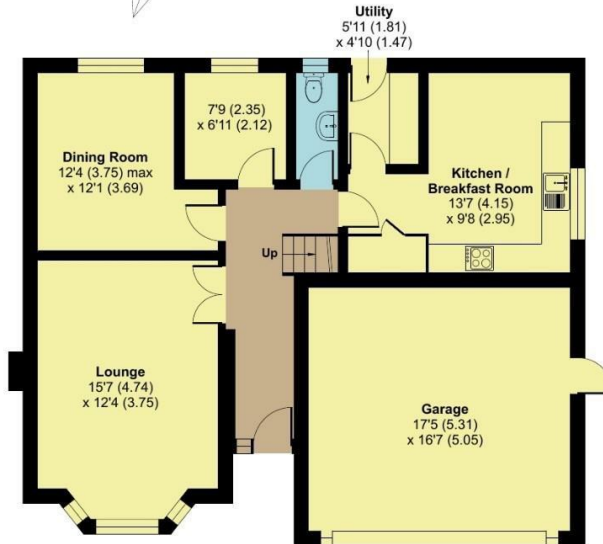
Approximate Area = 1539 sq ft / 142.9 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 1834 sq ft / 170.3 sq m

For identification only - Not to scale

Denotes restricted  
head height

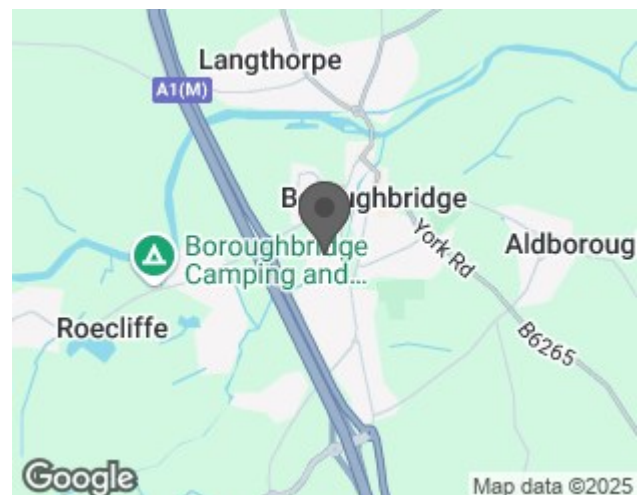


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1269655

## EPC

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

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Nestled in the highly desirable Mallard Walk development this beautifully presented four-bedroom detached family home offers a perfect blend of comfort and elegance. Built in 1995, the property boasts a spacious entrance hallway that welcomes you into a thoughtfully designed layout, featuring three reception rooms. The lounge, adorned with a delightful bay window, provides a bright and inviting space, while the dining room at the rear is ideal for family gatherings. Additionally, a home study offers a quiet retreat for work or study.

The heart of the home is the fitted dining kitchen with Corian worktops incorporating inset sinks, which is both functional and stylish, complemented by a separate utility room and a convenient ground floor WC. Ascending to the first floor, you will find a master bedroom complete with a modern en-suite bathroom featuring a luxurious four-piece suite. Three further double bedrooms provide ample space for family or guests, along with a well-appointed house shower room.

Outside, the property is equally impressive, featuring an extensive driveway that accommodates multiple vehicles and leads to an attached double garage equipped with power. The rear garden is a true highlight, offering a lovely enclosed lawn area with planted borders and a patio, perfect for outdoor entertaining or simply enjoying the tranquil surroundings.

This home is an ideal choice for families seeking a spacious and well-maintained property in a desirable location. With its combination of modern amenities and charming features, it presents a wonderful opportunity to create lasting memories in a delightful setting.

## Features

- BEAUTIFULLY APPOINTED FOUR BEDROOM FAMILY HOME • SOUGHT AFTER PRIVATE LOCATION • THREE RECEPTION ROOMS • MODERN FITTED DINING KITCHEN AND UTILITY ROOM • GROUND FLOOR WC • MASTER BEDROOM WITH MODERN EN-SUITE BATHROOM • EXTENSIVE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES • DOUBLE GARAGE WITH POWER • FRONT AND REAR GARDENS • EASY ACCESS TO A1 AND A59 FOR THOSE WISHING TO COMMUTE