

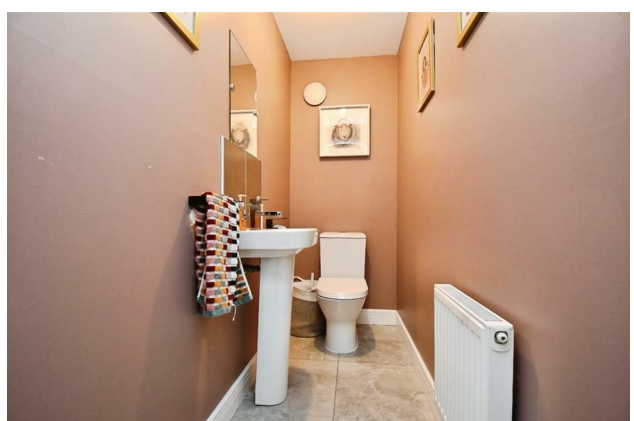
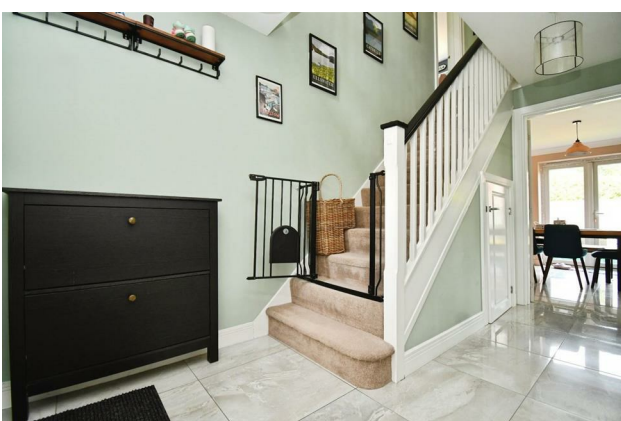
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8 Harclay Garth, Boroughbridge, York, YO51 9GL

Offers Over £400,000

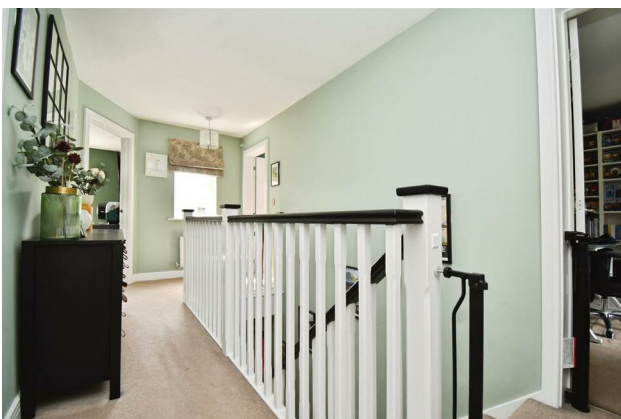
Property Images



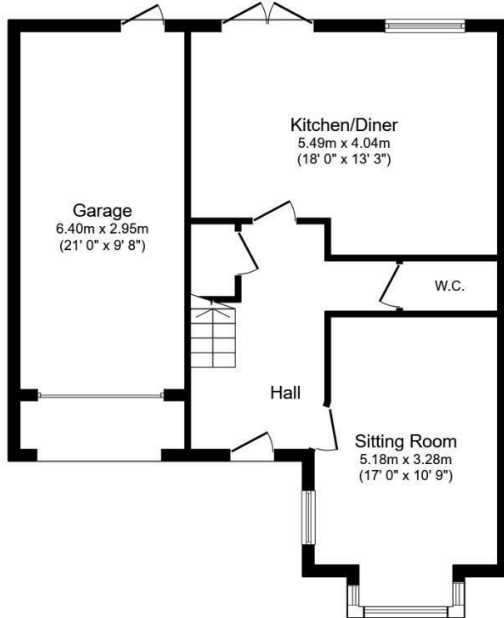
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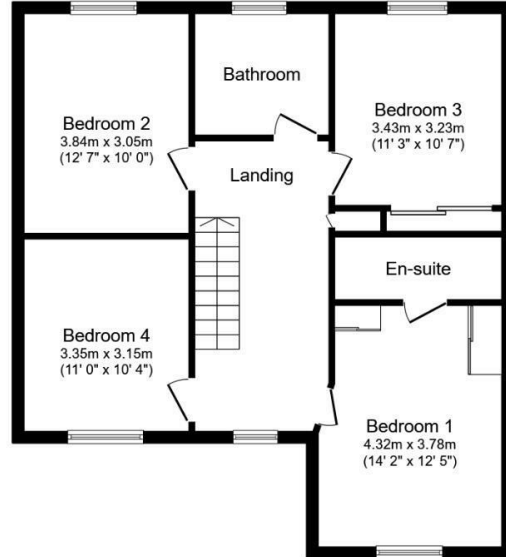
Property Images



Floorplan



Ground Floor
Floor area 71.8 sq.m. (773 sq.ft.)



First Floor
Floor area 70.6 sq.m. (760 sq.ft.)

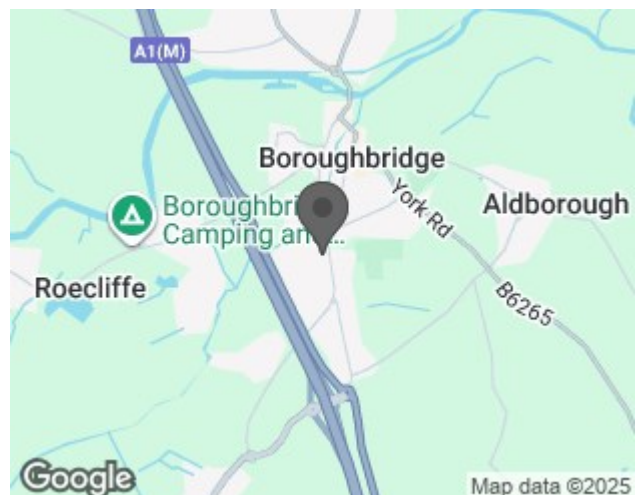
Total floor area: 142.4 sq.m. (1,533 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

A beautifully presented and generously proportioned four double bedroom family home, tucked away in a peaceful cul-de-sac in the popular market town of Boroughbridge. Ideally situated within easy reach of excellent local amenities, schools and transport links, this superb property offers spacious and versatile accommodation throughout.

Upon entering, you are welcomed by an attractive entrance hall with a convenient downstairs WC. The heart of the home is a stylish and contemporary dining kitchen, fitted with a range of modern units and integrated appliances. Double patio doors open out onto the rear garden, creating a perfect space for indoor-outdoor living and entertaining. A bright and inviting lounge with a large bay window completes the ground floor accommodation, offering a warm and comfortable space to relax.

To the first floor are four generously sized double bedrooms, including a principal bedroom with its own ensuite shower room. A well appointed family bathroom serves the remaining bedrooms.

Externally, the property benefits from front and rear gardens, both laid mainly to lawn. The rear garden is fully enclosed, featuring a paved patio area ideal for al fresco dining, along with access to the garage from the rear. The integral garage to the front is fitted with an up and over door, light, power, and plumbing for utilities, offering excellent storage or potential for conversion.

This is a fantastic opportunity to acquire a substantial family home in a prime location, with scope for further extension or development, subject to the necessary planning consents. Early viewing is highly recommended.

Features

• DETACHED HOUSE IN CUL DE SAC LOCATION • FOUR DOUBLE BEDROOMS • MASTER ENSUITE SHOWER ROOM • HOUSE BATHROOM • DINING KITCHEN • LOUNGE • DOWNSTAIRS WC • GARDENS • DRIVEWAY • GARAGE