



3 Church View  
Kirby Hill, Boroughbridge, York, YO51 9BG  
Guids price £250,000



A WELL PROPORTIONED THREE BEDROOMED MID TERRACE PROPERTY SITUATED IN THE SOUGHT AFTER VILLAGE OF KIRBYHILL ONE MILE FROM BOROUGHBIDGE WITH SITTING ROOM, DINING KITCHEN, CONSERVATORY, MODERN BATHROOM, OUTBUILDING WITH POWER AND LIGHT, OFF STREET PARKING, VIEWS TO THE REAR OVER COUNTRYSIDE GARDENS TO THE FRONT LOW MAINTENANCE GARDEN TO THE REAR NO ONWARD CHAIN, EPC C COUNCIL TAX BAND B



## Description

This spacious three bedroom mid terraced property is in the sought after village of Kirby Hill. The property benefits from gas central heating, extensive double glazing and briefly comprises: Entrance hall, lounge, kitchen/diner, conservatory. First floor, two double bedrooms, further single room, house bathroom, storage, boarded loft space. To the exterior: enclosed front garden, and rear patio area with good storage building, off road parking to the rear.

Accommodation comprising

### Entrance Hall

14' 6" x 5' 10" (4.42m x 1.78m) Carpeted entrance with under stairs cupboard, double radiator, coving and telephone point.

### Lounge

15' 5" x 10' 9" (into alcove) (4.7m x 3.28m (into alcove)) Carpeted floor with window to front elevation, double radiator, feature fireplace with remote controlled gas fire, coving and tv point.

### Kitchen / Dining Room

16' 7" x 8' 11" (5.05m x 2.72m) The kitchen area has a range of wall and base units, integrated double oven, glass top hob, extractor fan and fridge freezer. 1 1/2 bowl sink with mixer tap, window to rear elevation. The dining area has double radiator, coving, tv point and french doors leading through to:

### Conservatory

8' 7" x 8' 7" (2.62m x 2.62m) Oak effect flooring, fitted blinds and tv point

### First Floor Landing

10' 8" (max) x 9' 0" (3.25m (max) x 2.74m) Carpeted landing area with coving throughout. Good sized storage cupboard. Access to boarded loft space housing combination Baxi boiler.

### Bedroom 1

12' 5" x 9' 7" (To wardrobe) (3.78m x 2.92m (To wardrobe)) Window to front elevation, large built in wardrobes, double radiator, coving, tv and telephone point.

### Bedroom 2

11' 9" (into alcove) x 10' 8" (3.58m (into alcove) x 3.25m) Window to rear elevation double radiator, coving and tv point.

### Bedroom 3

9' 7" x 6' 11" (2.92m x 2.11m) Window to front elevation, double radiator and built in bed, wardrobe, coving and tv point

### Bathroom

7' 9" x 5' 4" (2.36m x 1.63m) Fully tiled with window to rear elevation. A modern fitted Roca suite, which comprises: wall mounted sink with mixer tap. low level w/c, panelled bath with mixer taps, thermostatic Mira shower and modern heated towel rail.

### Exterior

The front of the property has an enclosed garden with a variety of plants and shrubs and pathway leading to the front door. The rear garden is an enclosed flagged area, it has an outbuilding with electricity, light and ventilation for a dryer. There is an outside tap with hot and cold running water.

## Location

The small village of Kirby Hill lies 11 miles northeast of the bustling and historic town of Harrogate, surrounded by beautiful North Yorkshire countryside and within easy reach of the North York Moors and Yorkshire Dales National Parks. The village has a local pub and a primary school, while the small town of Boroughbridge is just a mile away, where plenty of local amenities and facilities can be found, including a post office, shops, pubs, supermarkets and a large supermarket. The town of Ripon is within easy reach for a wider variety of shopping and leisure facilities, while the village is well connected for transport, with the A1, less than two miles away, providing great access to the north and south. The nearest mainline station can be found at Knaresborough, which offers services to York.

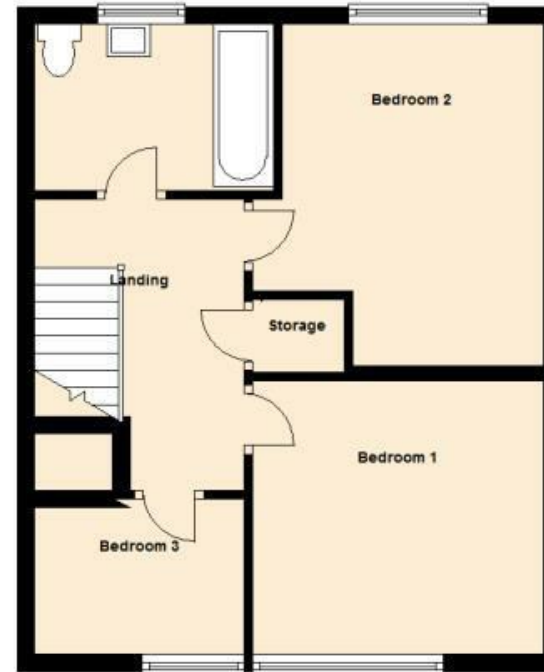




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		FII Directive	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		FII Directive	

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