



2 Milby Gardens
Boroughbridge, YO51 9FR
Guide price £630,000



EXQUISTELY DESIGNED STUNNING FIVE BEDROOM FAMILY HOME WITH DOUBLE GARAGE AND DRIVE WAY PARKING SITUATED IN THE POPULAR VILLAGE OF LANGTHORPE ONE MILE FROM BOROUGHBIDGE
INVITING RECEPTION HALLWAY, DINING KITCHEN / FAMILY ROOM LOUNGE WITH FEATURE MEDIA WALL
INTEGRAL DOUBLE GARAGE, UTILITY ROOM AND GROUND FLOOR CLOAK ROOM
LOVELY GALLEY LANDING LEADING TO FIVE BEDROOMS WITH TWO ENSUITE SHOWER ROOMS AND DRESSING ROOMS
HOUSE BATHROOM AND GROUND FLOOR CLOAK ROOM
ENCLOSED REAR GARDEN AND OPEN PLAN FRONT GARDEN EPC C COUNCIL TAX BAND F



Description

As you step into the property, you'll be greeted by a welcoming reception hall that provides access to the living room, dining area, kitchen, and the staircase leading to the first floor.

The living room features a window that offers a view of the front of the property and side a stylish media wall that complements the room.

The dining kitchen is equipped with a variety of base and wall units with complementary work surfaces, integrated appliances, and elegant flooring that seamlessly extends throughout the family dining area. Double doors leading to the garden make it an ideal space for leisurely outdoor dining. Additionally, there is a useful cloakroom for added convenience.

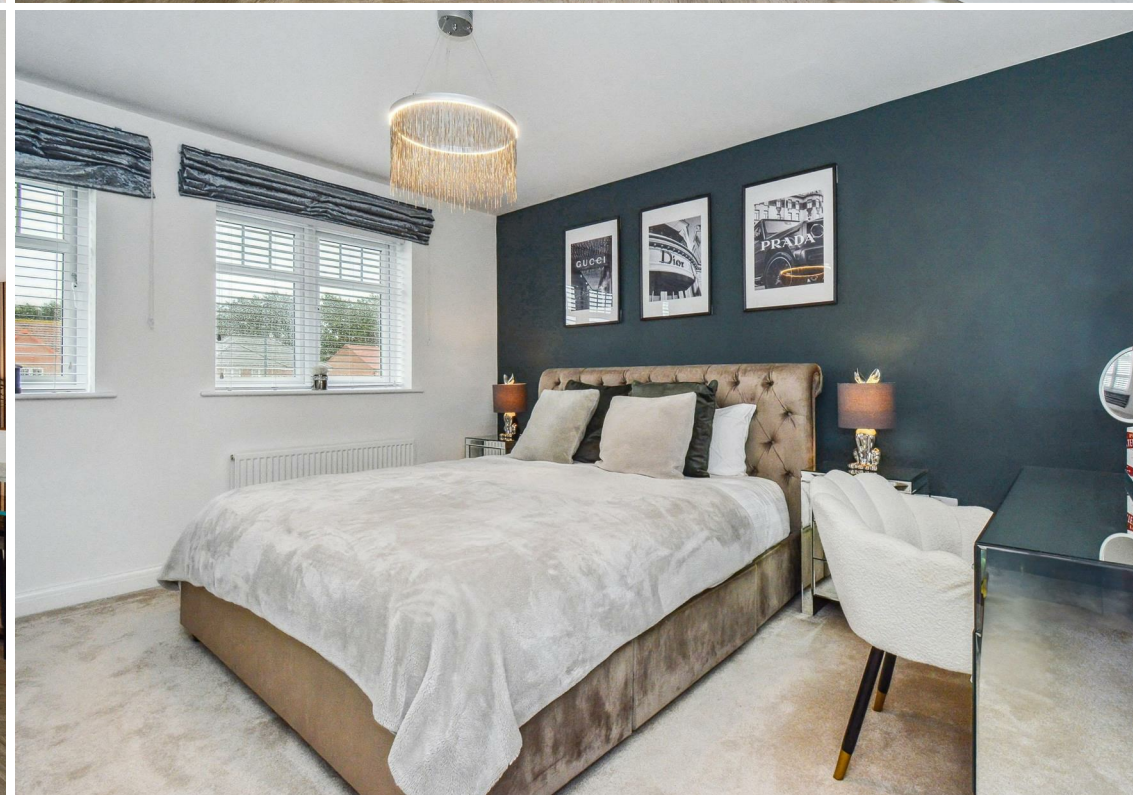
Moving to the first floor, you'll find a galleried landing with a window creating a bright and airy ambiance. The master bedroom boasts an ensuite shower room for added comfort and privacy along with a dressing area. The second bedroom also features an ensuite shower room again with a dressing area, and there are three additional bedrooms to meet various needs.

The house family bathroom is equipped with a step-in shower cubicle, a relaxing bath, a low-level WC, and a washbasin, ensuring functionality and comfort for the entire household.

Outside, the property features professionally landscaped gardens at the front and a rear garden, mainly laid to lawn, with a paved patio area for outdoor leisure and entertainment.

Location

The small village of Langthorpe lies 11 miles northeast of the historic spa town of Harrogate, and is surrounded by beautiful North Yorkshire countryside and within easy reach of the North York Moors and Yorkshire Dales National Park. The village is adjacent to the small town of Boroughbridge, where plenty of local amenities and facilities can be found, including a post office, shops, pubs and a large supermarket. The market 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 stations can be found at Knaresborough or Harrogate.





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Approximate Gross Internal Area
 Ground Floor = 1223 sq ft / 113.6 sq m
 First Floor = 1159 sq ft / 107.7 sq m
 Total = 2382 sq ft / 221.3 sq m

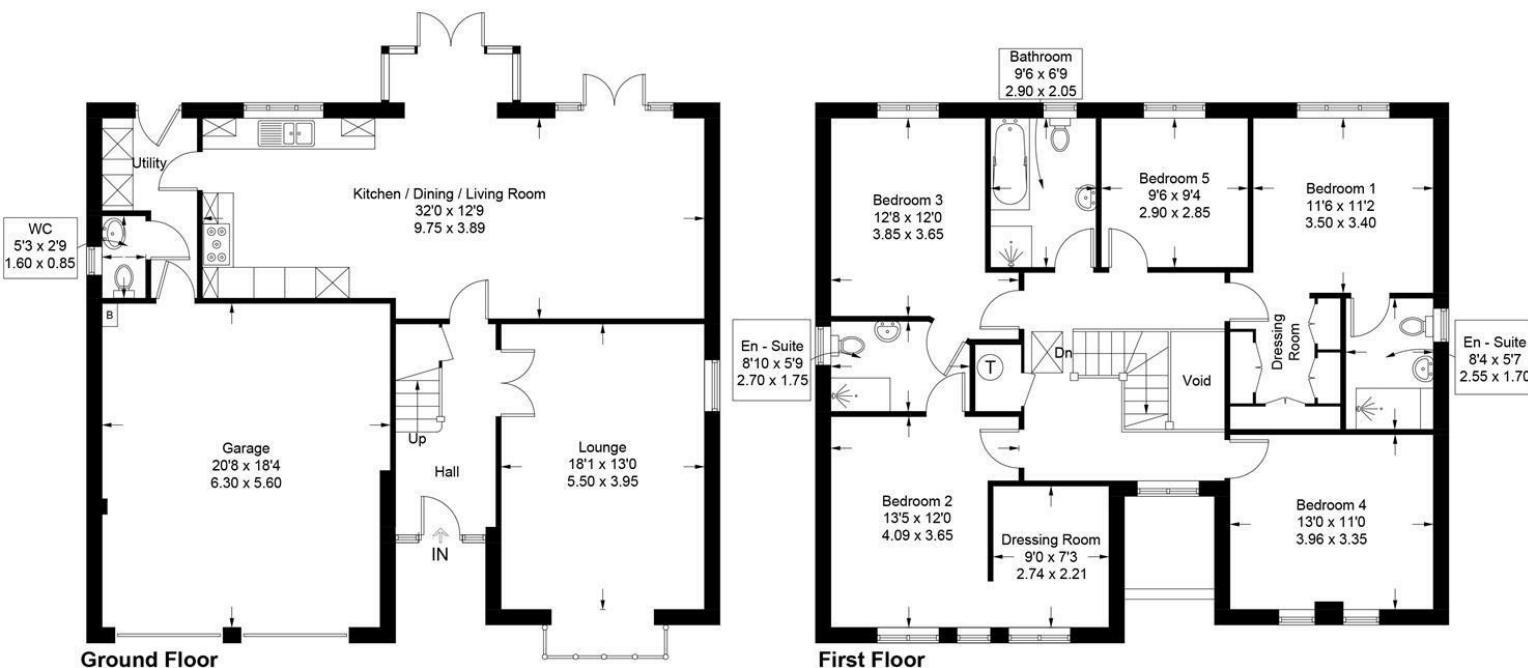


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		FUI Directive	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		FUI Directive	

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