



8 Manor Drive  
Kirby Hill, Boroughbridge, York, YO51 9DY

Offers in excess of £295,000



DETACHED BUNGALOW WITH NO ONWARD CHAIN  
TWO BEDROOMS, KITCHEN, SITTING ROOM, CONSERVATORY, BATHROOM  
GARAGE AND DRIVEWAY  
LOVELY VIEWS ACROSS OPEN COUNTRY SIDE TO THE REAR  
CUL DE SAC POSTION, SOUGHT AFTER LOCATION LOW MAINTAINANCE GARDENS,  
1 MILE FROM THE CENTRE OF BOROUGHBIDGE, GOOD ACCESS TO THE A19 AND THE A1M NORTH AND SOUTH EPC D - COUNCIL TAX  
BAND D



## Description

Nestled atop Kirby Hill on the outskirts of the thriving town of Boroughbridge in North Yorkshire, this delightful detached bungalow offers breathtaking views of the surrounding open fields. Step into the welcoming hallway, leading you to a spacious lounge that provides captivating vistas of the countryside. The modern kitchen is a culinary haven, and the conservatory offers idyllic views across the adjacent farmland. The property comprises two bedrooms and a tastefully appointed bathroom. Outside, the low-maintenance gardens feature lush lawns, a charming patio area, and convenient driveway access leading to the single garage at the rear. With the added comforts of a gas central heating system and double glazing, this property is offered for sale with no chain, presenting a truly enticing opportunity.

## Location

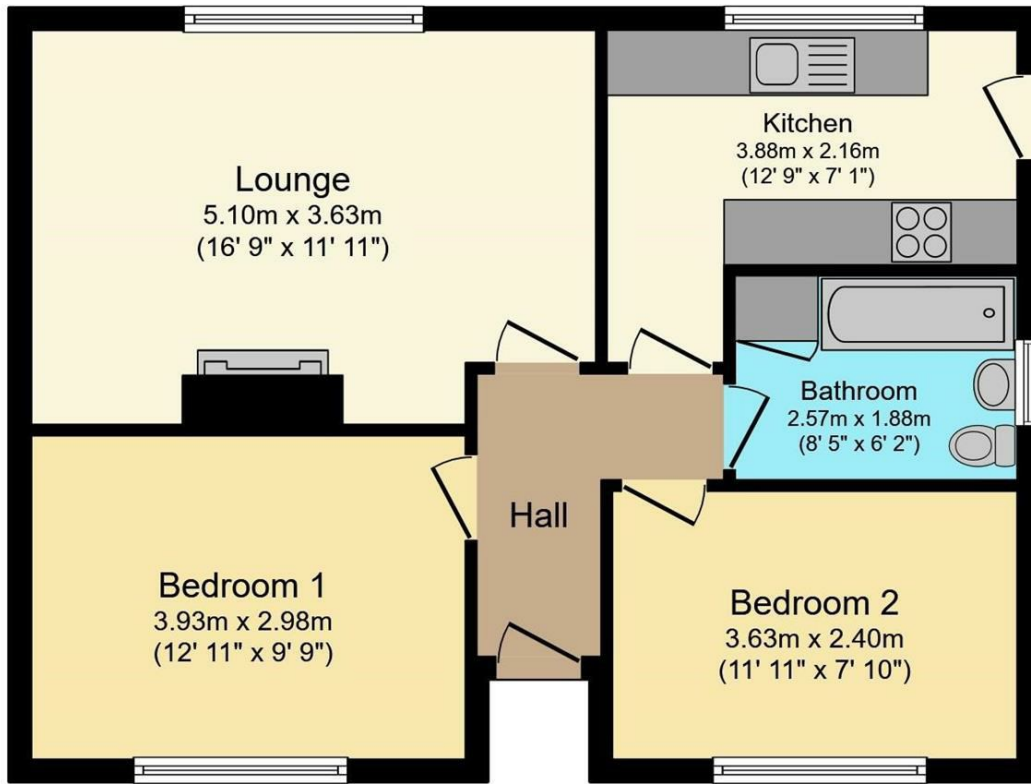
Kirby Hill is a popular village offering a range of local amenities which include a village inn, primary school, parish church and good bus service to Ripon, Boroughbridge, Harrogate and York. The nearby market town of Boroughbridge provides a traditional High Street of shops, doctors and dental surgeries, large supermarket, main post office, library and a number of main banks. The city of Ripon is some six miles west of the village offering a vibrant shopping centre, twice weekly market, swimming baths, a number of national supermarkets chains together with a choice of bars and restaurants. The agents consider the property would make an excellent retirement home offering low maintenance and manageable accommodation.

## Directions

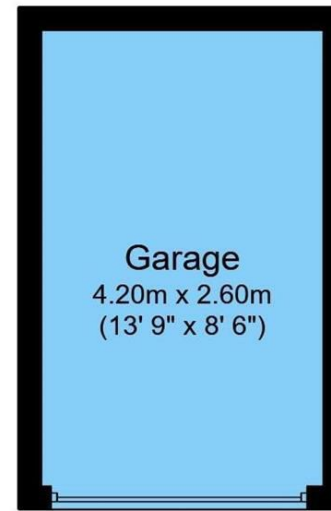
Proceed out of Boroughbridge over the River Ure and at the roundabout take the first exit signed Ripon and the A1. Follow this road into Kirby Hill and turn right at The Blue Bell and immediately left into Manor Drive and No 8 is on the left identified by the agents board



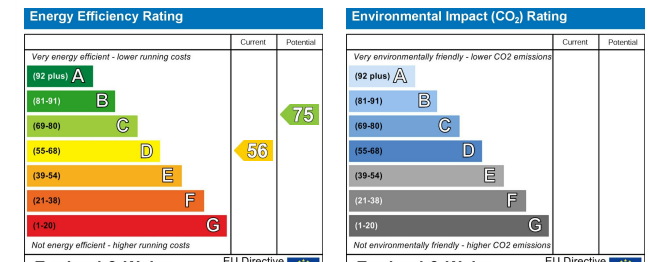




**Floor Plan**



**Garage**



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