



34 Hockley Crescent
Langthorpe, Boroughbridge, York, YO51 9FN
Offers in excess of £500,000



EXQUISTELY DESIGNED FOUR DOUBLE BEDROOM FAMILY HOME WITH DOUBLE GARAGE AND DRIVE WAY PARKING SITUATED IN THE POPULAR VILLAGE OF LANGTHORPE 0.5 OF A MILE FROM BOROUGHBIDGE
INVITING RECEPTION HALLWAY, STUNNING DINING KITCHEN, FAMILY ROOM AND LOUNGE
FOUR DOUBLE BEDROOMS , TWO WITH ENSUITE , MASTER BEDROOM WITH DRESSING AREA AND MODERN HOUSE BATHROOM
LANDSCAPED ENCLOSED REAR GARDEN AND OPEN PLAN FRONT GARDEN
EPC B



Description

Welcome to this lovely property! You'll step inside through a double-glazed front door into a spacious reception hall, staircase to the first floor.

As you enter the front living room, you'll be greeted by a generous space illuminated by a beautiful bay window.

One of the real gems of this home is the open-plan breakfast kitchen. It's designed thoughtfully, featuring built-in base units, with Quartz worktops, and an inset sink unit. With a built-in electric oven and grill, five point gas on glass hob, and storage for all your kitchen essentials, this space truly feels like the heart of the home. Imagine opening the double-glazed French doors to your rear garden, bringing the outside in, while enjoying the comforting warmth of twin contemporary radiators and the soft lighting from above.

Just off the kitchen, you'll find a snug, a perfect place for family chill out.

You'll appreciate the separate utility room, which offers additional storage. It provides easy access to the double integral garage. A double-glazed side door opens to the garden

The ground floor also features a cloakroom, which includes a low flush WC, wash hand basin, and central heating radiator.

As you head upstairs, you'll find four generous double bedrooms, each offering comfort and privacy. The master bedroom, located at the rear, includes a dressing area with double-fronted wardrobes. It's a peaceful retreat, complete with ceiling lights, a TV aerial point, and a radiator. The ensuite shower room feels like a personal spa, featuring a low flush WC, wash hand basin, and walk-in shower.

The guest bedroom suite is equally inviting fitted with bespoke wardrobes. Its ensuite provides a cozy space with a low flush WC and a wash hand basin, making guests feel right at home.

Bedrooms three and four offering good size rooms.

The first-floor landing is practical too, with a loft hatch for

easy access.

The house bathroom is designed to cater to your needs, featuring a low flush WC, wash hand basin, and an inset panelled bath with inviting half-height tiles. Plus, there's a separate shower cubicle to help you unwind, complete with central heating radiator, soft ceiling lights, and an extractor fan for comfortable ventilation.

****Outside:****

You'll love the convenience of the block-paved driveway that welcomes you home, providing off-street parking for up to three vehicles. This leads to an integral double garage, equipped with everything you need, including electric power and ample lighting.

A lockable garden gate guides you along the side of the property to the rear garden, where you'll find an inviting, well-maintained space perfect for family gatherings. The flagged patio, creates an ideal setting for outdoor furniture and enjoyable moments.

The central lawn, framed by raised borders and surrounded by a fenced boundary, offers a safe haven for children and pets to play.

At the side of the property you will find an outside water tap and a 'Pod Point' car plug and an upgraded fast car smart charge point provide thoughtful touches for modern living.

This home benefits from gas central heating throughout, offering both comfort and warmth. We truly encourage you to visit soon to fully appreciate the welcoming and quality accommodations this property has to offer. You might just find your perfect new home here!

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,

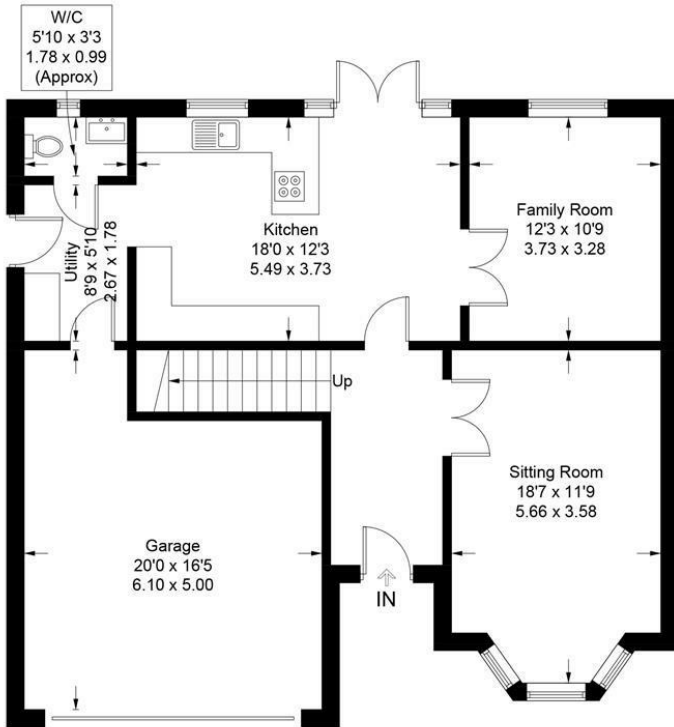
including a post office, shops, pubs and a large supermarket. The market town of Ripon is within easy reach for a wider variety of shopping and leisure facilities, while the village is well connected for transport, with the A1, less than two miles away, providing great access to the north and south. The nearest mainline stations can be found at Knaresborough or Harrogate.



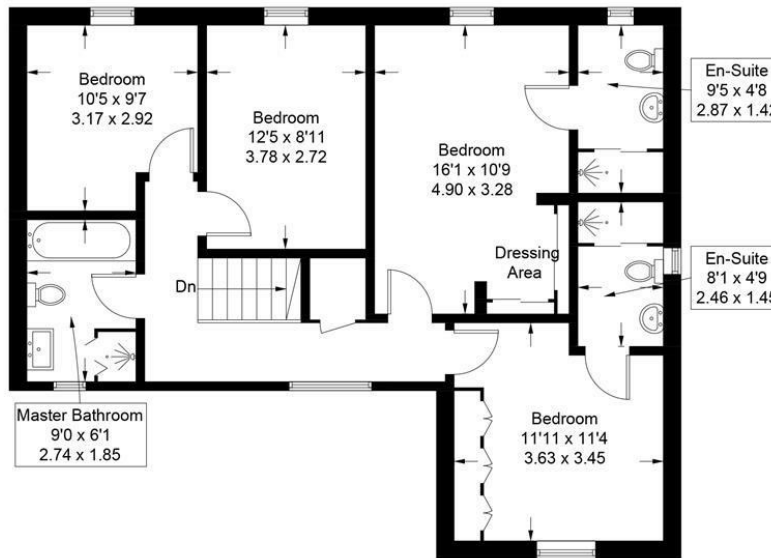


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Approximate Gross Internal Area
 Ground Floor = 1082 sq ft / 100.5 sq m
 (Including Garage)
 First Floor = 806 sq ft / 74.9 sq m
 Total = 1888 sq ft / 175.4 sq m



Ground Floor



First Floor

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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		85	94				
		FUI Directive				FUI Directive	

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