



32 Hockley Crescent  
Langthorpe, Boroughbridge, York, YO51 9FN  
Offers in excess of £515,000





A STUNNING FOUR BEDROOM DETACHED PROPERTY SITUATED ON A HIGHLY REGARDED DEVELOPEMENT WITHING CLOSE PROXIMITY TO BOROUGHBRIDGHE TOWN CENTRE AND THE A1M NORTH AND SOUTH  
IMMACULATE INTERIOR WITH NUMEROUS HIGH QUALITY ENHANCEMENTS TO INCLUDE ADDITIONAL ROOMS PERFECT FOR THE GROWING FAMILY TO INCLUDE LOUNGE, KITCHEN DINER WITH FAMILY ROOM, PLAYROOM AND GROUND FLOOR WC AND BOOT ROOM, MASTER BEDROOM WITH ENSUITE AND HOUSE BATHROOM FINALLY TO COMPLEMENT THIS STUNNING HOME AN ENCLOSED LANDSCAPED GARDEN TO THE REAR WITH PERFECT ALFRESCO DINING AREAS. EPC B COUNCIL TAX BAND F



## Description

Nestled in the charming town of Boroughbridge, York, this delightful detached house on Hockley Crescent offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a serene environment while still being close to local amenities.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, enhancing the sense of space and light throughout the home.

The property boasts two well-appointed bathrooms, catering to the needs of a busy household. Each bathroom is designed with modern fixtures and fittings, ensuring convenience and comfort for all family members.

The surrounding area of Boroughbridge is known for its picturesque landscapes and friendly community, making it an excellent choice for those looking to settle in a peaceful yet vibrant location. With easy access to local shops, schools, and recreational facilities, this home is perfectly positioned for both convenience and leisure.

In summary, this detached house on Hockley Crescent is a wonderful opportunity for anyone looking to enjoy a spacious family home in a desirable location. With its four bedrooms, ample living space, and modern amenities, it is sure to meet the needs of a growing family or those seeking a comfortable retreat. Do not miss the chance to make this lovely property your new home.

## Location

Hockley Crescent lies approximately 0.8 miles from the historic market town of Boroughbridge. The village offers a number of local amenities with Boroughbridge offering a wider range of services and facilities. The historic Cathedral City of Ripon and the Spa Town of Harrogate are within easy reach , and for the commuter the railway station at Harrogate links with the main east coast line at York and Leeds which give fast and regular services to Edinburgh and London Kings Cross. Throughout the area there are a wide range of schools for all ages, some of which are of national repute.











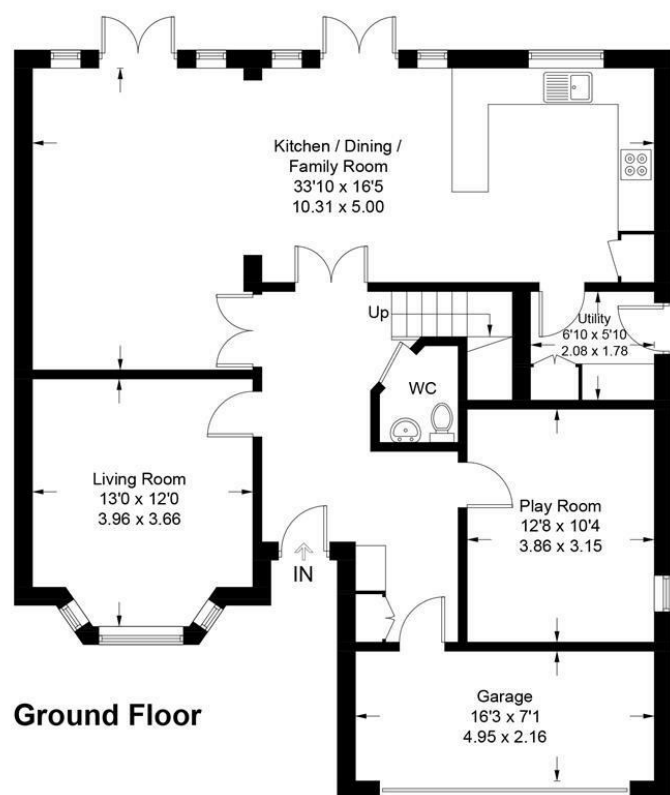
## 32 Hockley Crescent, YO51 9FN

Approximate Gross Internal Area  
Ground Floor = 1132 sq ft / 105.2 sq m

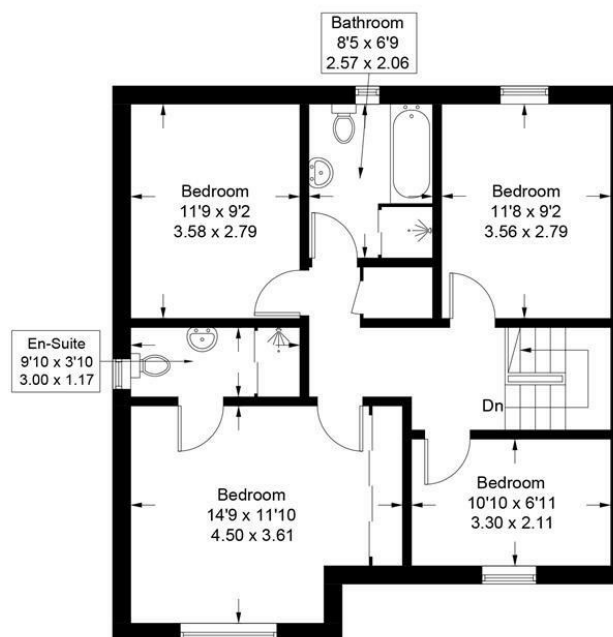
(Including Garage)

First Floor = 687 sq ft / 63.8 sq m

Total = 1819 sq ft / 169.0 sq m

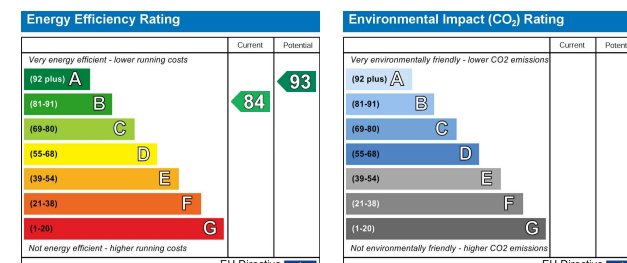


Ground Floor



First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1151311)



**Craven-Holmes Estate Agents.** 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 e: [lettings@craven-holmes.co.uk](mailto:lettings@craven-holmes.co.uk) | [sales@craven-holmes.co.uk](mailto:sales@craven-holmes.co.uk)

[www.craven-holmes.co.uk](http://www.craven-holmes.co.uk)