



8 St. Johns Walk  
Kirby Hill, Boroughbridge, York, YO51 9DJ  
Offers in the region of £305,000



NEW PRICE

CHAIN FREE IN NEED OF UPDATING

STUNNING VIEWS FROM THE SITTING ROOM AND MASTER BEDROOM

Detached Bungalow Two Bedrooms

Dining Kitchen Large Sitting Room

Landscaped Gardens Open Views to Rear

Single Garage Spacious Accommodation EPC D



## **SUMMARY**

Detached bungalow on St. Johns Walk offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a retirement retreat.

The layout of the bungalow ensures a practical flow throughout, making it easy to navigate and enjoy the living spaces.

With stunning views to the rear across the rear.

The property features a shower room, designed for both functionality and comfort. The size of dining kitchen typically complements the living areas.

Surrounded by the picturesque scenery of Boroughbridge, residents can enjoy the tranquillity of the area while being just a short distance from local amenities, shops, and eateries. The community is known for its friendly atmosphere and offers a range of recreational activities, making it an ideal place to call home.

This bungalow presents an excellent opportunity for those looking to settle in a serene environment without compromising on accessibility to nearby attractions. With its appealing features and prime location, this property is not to be missed.

## **Location**

The village of Kirby Hill is within one mile of the centre of this historic former market town of Boroughbridge and the A1 motorway. Immediate local amenities in Langthorpe include two public houses, village hall, parish church and bus service that connects to Ripon and York. Primary schooling is on offer in the village of Kirby Hill with Boroughbridge providing schooling at both primary and secondary levels. The town centre offers a vibrant high street of independent traders, a large supermarket on the southern outskirts of the town, a number of high street banks and a choice of bars and restaurants.





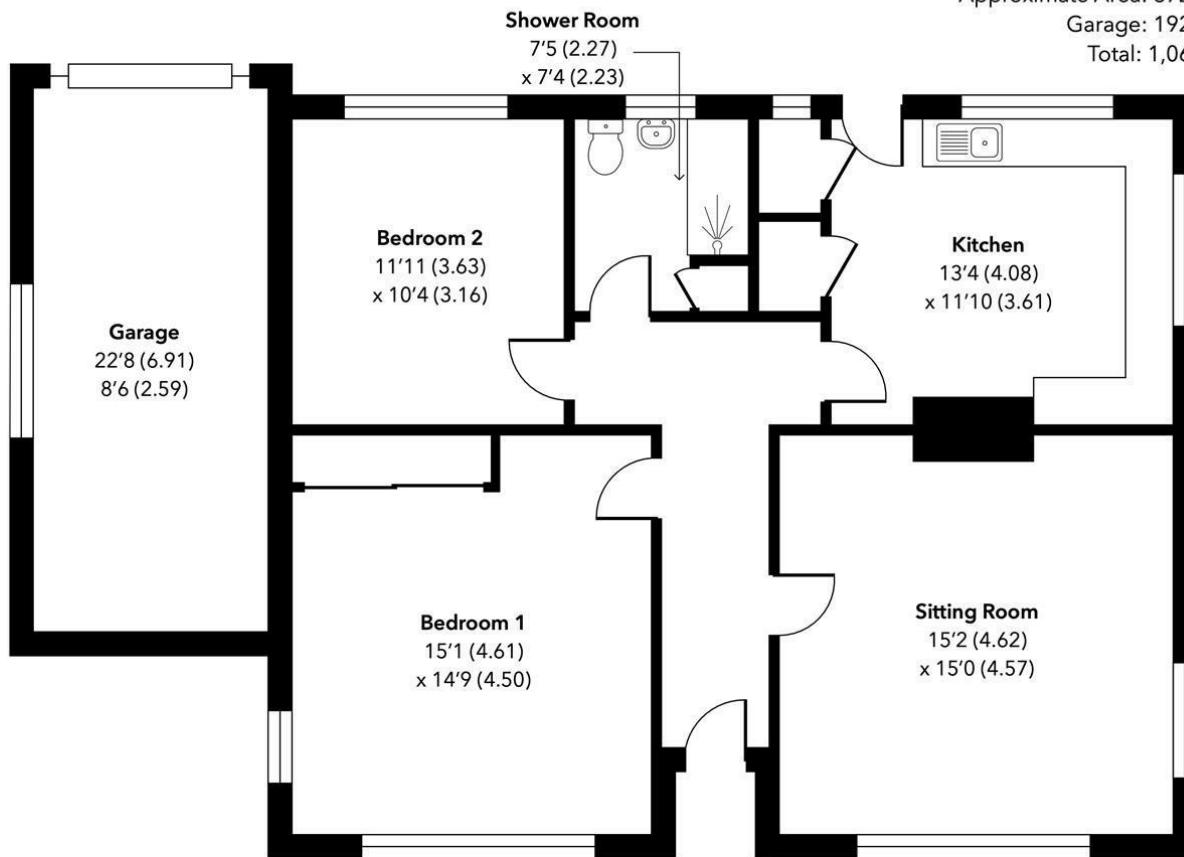


## St John's Walk, Kirby Hill, YO51 9DJ

Approximate Area: 872 sq ft / 81.1 sq m

Garage: 192 sq ft / 17.9 sq m

Total: 1,064 sq ft / 99 sq m



For illustrative purposes only. Not to scale. © Intelligent Property Marketing 2025

Pursuant to RICS Property Measurement 2nd Edition

Produced for Craven Holmes

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

EU 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			

EU Directive

**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)