



4 Ashbourne Close
Boroughbridge York, YO51 9JJ

Guide price £240,000



STUNNING TWO BEDROOM SEMI-DETACHED HOUSE
WITH OFF STREET PARKING FOR A NUMBER OF VEHICLES
EXCELLENT LOCATION CUL-DE-SAC POSITION
SITTING ROOM, DINING KITCHEN AND BATHROOM
GAS CENTRAL HEATING SYSTEM, ENCLOSED REAR GARDEN
GOOD ACCESS TO THE A1(M) NORTH AND SOUTH
LOCAL ACCESS TO A RANGE OF SHOPS, SCHOOLS, DOCTORS AND AMENITIES
EPC C COUNCIL TAX BAND C



Summery

We are pleased to present a well-appointed two-bedroom modern Semi- detached house, offering a harmonious blend of contemporary living and practicality. This residence features an enclosed rear garden, providing an excellent opportunity for outdoor enjoyment, along with ample off-street parking, ensuring convenience for residents and visitors.

Located in a desirable development on the southern edge of town, the property offers easy access to essential services, including a local superstore and a reputable high school. Furthermore, its proximity to the A1(M) facilitates straightforward commuting and travel to surrounding areas.

The house's interior is equipped with a gas-fired central heating system and sealed unit double glazing, enhancing energy efficiency and comfort. Additionally, the home is fitted with smoke alarms and a burglar alarm. This property represents an attractive opportunity for those seeking a modern living environment.

Description

PORCH

1.32m (4' 4") x 0.99m (3' 3")
Accessed via

SITTING ROOM

4.85m (15' 11") (Max) x 2.49m (8' 2") (max)

BREAKFAST KITCHEN

3.63m (11' 11") (max) x 3.35m (11' 0")(max)

LANDING

With hatch giving loft access and smoke alarm.

BEDROOM ONE

3.63m (11' 11") x 2.82m (9' 3")
Window to the front elevation, laminate flooring throughout and radiator

BEDROOM TWO

3.63m (11' 11") (max) x 3.33m (10' 11") (max)
Window to rear elevation, shelved airing cupboard, laminate flooring

BATHROOM

2.01m (6' 7") x 1.63m (5' 4")
Fitted with a three piece suite in comprising bath with over head shower wash hand basin and low flush WC. Electric shaving point, radiator and obscure glazed window to side elevation.

GARDENS

To the front is an area of lawn behind a Beech hedge; the fully enclosed rear garden is laid to lawn with a small patio and useful garden shed.

PARKING

The driveway provides off road parking for two cars.

Location

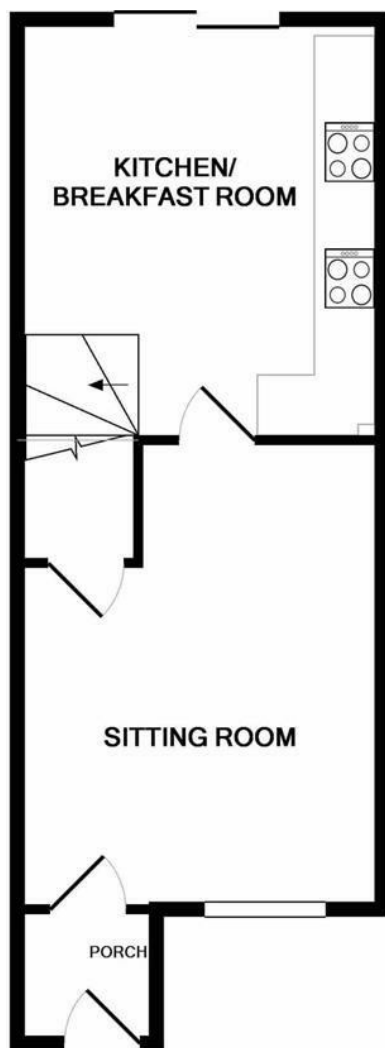
Boroughbridge is located just east of the A1 motorway, offering excellent access to northern England's business centers, as well as connections to the M1 and M62. The town features primary and secondary schools, medical facilities, a vibrant high street with independent shops, a Morrisons supermarket, banks, a post office, and a library with a community resource center. Nearby Harrogate, just twelve miles away, provides a lively commercial center with various shops, dining options, and entertainment. York is about 19 miles to the south, offering a bustling city center, shopping options, and rail services to Edinburgh, Newcastle, and London.

Directions

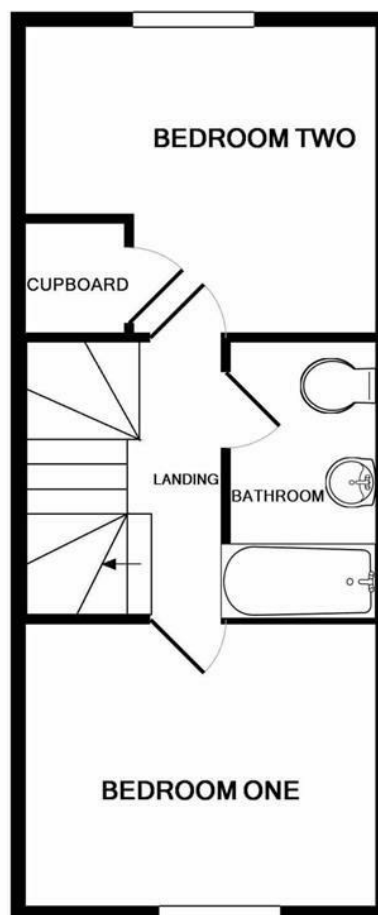
Proceeding out of the town in a southerly direction past the secondary school carrying straight on at the first roundabout. Take the second turning right into Ashbourne Close and you will see the property marked by our for sale board.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

