



17 EGGLESTONE CLOSE

Great Ouseburn, York YO26 9AG



GSC GRAYS

PROPERTY • ESTATES • LAND



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# 17 EGGLESTONE CLOSE

Great Ouseburn, York YO26 9AG

The Ashbridge is a superb three bedroomed home created by well renowned Stonebridge Homes, located in the village of Great Ouseburn. The property is perfect for professional couples and young families and is offered for sale with £12,000 worth of extras.

Brand new semi detached home

Gorgeous open plan kitchen/dining room with island

Two bathrooms with Villeroy Boch fittings

Three bedrooms

Garage and parking

£10,000 deposit contribution and £12,000 worth of extras

Enclosed garden to the rear

Delightful location in a popular village



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## Description

The Ashbridge is a super home for first time buyers or professional couples. Offering three bedrooms and two bathrooms, the property has been thoughtfully designed and provides high specification accommodation throughout. The large open plan kitchen diner is the hub of the home and is complemented by a lovely reception room, cloakroom/w.c and hallway to the ground floor. To the first floor, the master bedroom has a super ensuite and there are two further bedrooms and house bathroom.

The property has gas central heating with a hive control system.

## Situation and Amenities

The property is positioned in the popular village of Great Ouseburn: a thriving village with wide array of amenities including a large village hall and sports field that are used frequently for various different clubs and activities. There is a village primary school, church, village shop and the recent addition of the popular Lime Tree Inn public house and well regarded restaurant. The village also has a weekly visiting Fish and Chip van. State secondary schools are located in nearby Boroughbridge and Knaresborough and the well respected Queen Ethelburga's public school is a short drive. The A1m motorway is approximately 5 miles and the nearest railway station is at Cattal which is on the Leeds Harrogate and York line and thereafter mainline trains to London and Edingburgh.

The nearby town of Boroughbridge has a fabulous array of independent shops, boutiques, eateries and a large supermarket, and Ripon and York are approximately 12 miles away.

## Outside

There is a driveway providing off street parking and this leads to the garage with EV charging point. To the rear is an enclosed lawned garden.

## Services

All mains services are connected to the property

## Local Authority & Council Tax Band

Yet to be allocated

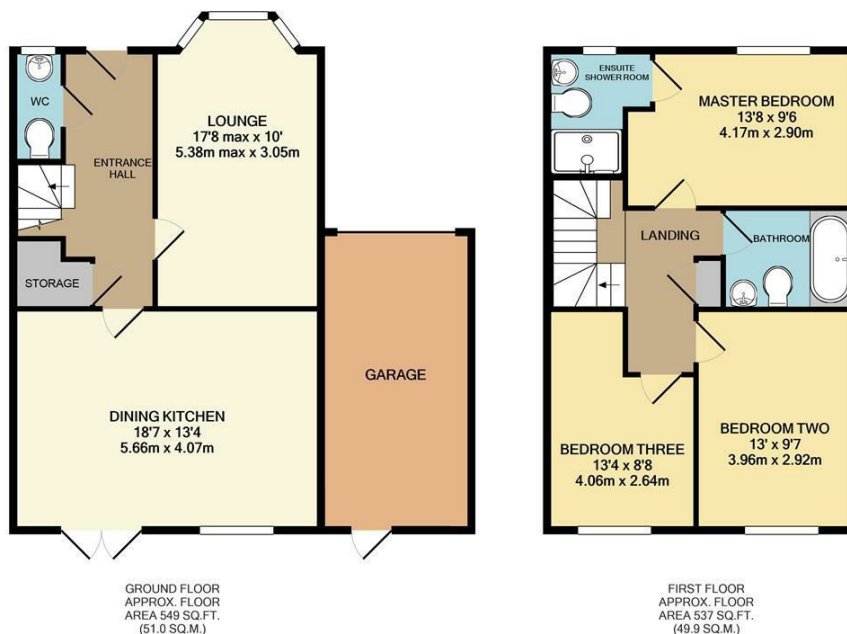
## Viewings

Strictly by appointment with GSC Grays 01423 590500

## What3words

///confident.drops.diner



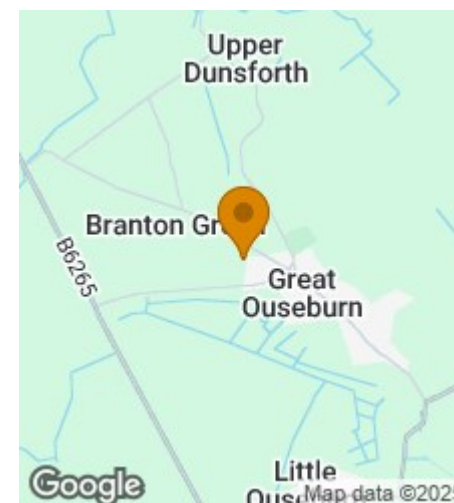


TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1087 SQ.FT. (101.0 SQ.M.)

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 as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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