



3 Pyesbury Walk Boroughbridge  
York, YO51 9BR  
**£375,000**

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WITH NO ONWARD CHAIN IN THE HEART OF BOROUGHBRIDGE WITHIN A FEW STEPS OF THE TOWNS AMENITIES AN INDIVIDUALLY DESIGNED 3 BEDROOMED HOME OFFERING SURPRISINGLY SPACIOUS AND VERSATILE ACCOMMODATION WHICH HAS BEEN Meticulously MAINTAINED WITH PLEASANT ELEVATED REAR OUTLOOK OVER THE RIVER TUTT.

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With UPVC Double Glazing & Gas Fired Central Heating.

Recessed Porch, Reception Lobby, Reception Hall, Side Lobby, Lounge, Fitted Kitchen/ Dining Room, Utility, Bedroom 1 with Ensuite Shower Room/WC, Further Bedroom/Study

Generous First Floor Landing, Bedroom, Dressing Room, 4 piece Bathroom, Store Cupboard.

Outside - Single Garage, Driveway and Off Street Parking, Mature Low Maintenance Gardens.

Approached via RECESSED STORM PORCH with PVC double glazed entrance door with matching side screen, opens to a:

RECEPTION LOBBY with inner timber door opening to a SPACIOUS STAIRCASE RECEPTION HALL (19'2 x 8'2) with stairs leading to the first floor landing. Useful under the stairs cupboard.

LOUNGE – With pleasant aspect over the established and mature rear gardens, feature fireplace with coal effect electric fan fire, marble effect insert and hearth with a timber surround. Sliding glazed doors adjoin the kitchen/dining room.

FITTED KITCHEN/ DINER extending to over 27ft in length and fitted with a range of cupboard and drawer wall and floor fittings to three sides complimented by worksurfaces and tiled midrange. Stainless steel sink unit with side drainer, beneath a UPVC double glazed window overlooking the front and further UPVC window to the side, 4 ring gas hob, double fitted oven, integrated dishwasher and under the counter fridge.

Offering open plan living to rear resides a comfortable DINING ROOM with UPVC French Doors leading out to the rear garden.

A door leads to a SIDE LOBBY with fitted worksurface and wall mounted gas boiler, UPVC paneled and glazed door leads to the front.

Inner door to UTILITY ROOM, fitted work surface with fitted base unit, space and plumbing under for a washing machine with further space for a dryer. UPVC double glazed window to the front.

CLOAKROOM/WC white suite comprising; low suite WC, pedestal wash hand basin and tiled splash back.

PRINCIPAL BEDROOM - Including a range of fitted wardrobes revealing hanging rail and shelves, window to the rear elevation overlooking the garden.





**EN SUITE SHOWER ROOM** – Tiled shower cubicle with sliding door, wash hand basin, low suite WC, UPVC frosted window to the side.

**BEDROOM 3** – single bedroom/study with outlook to the front.

Stairs rise to the first floor;

**FIRST FLOOR LANDING**, generous in size with useful storage cupboards into the eaves and UPVC window to the front aspect. Good size store (7ft 7 x 6ft 3) with pressurised cylinder.

**BEDROOM TWO**, with an adjoining **DRESSING ROOM** and UPVC double glazed window with elevated rear views.

Spacious **BATHROOM** extending to over 20ft with a white 4 piece suite comprising panel bath, separate shower cubicle, low suite WC, wash hand basin on a pedestal and storage to the eaves, window over looking the rear aspect.

**OUTSIDE** - No 3 is approached over a tarmac drive driveway to the front through a six panel timber gate which in turn provides parking for a number of vehicles and leads to the front door. To one side a **SINGLE GARAGE** (18ft 8 x 9ft 10) with parking to the front and metal up and over the door with a pitch roof, power, light and personal door to the rear accessing the rear garden.

The rear garden is a mainly low maintenance garden backing on to a picturesque River Tutt with paved patio, mature borders, and a Timber Summerhouse and further storage to the side.

**LOCATION** - Boroughbridge lies approximately 12 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

**POSTCODE** YO51 9BR

**COUNCIL TAX BAND** – E

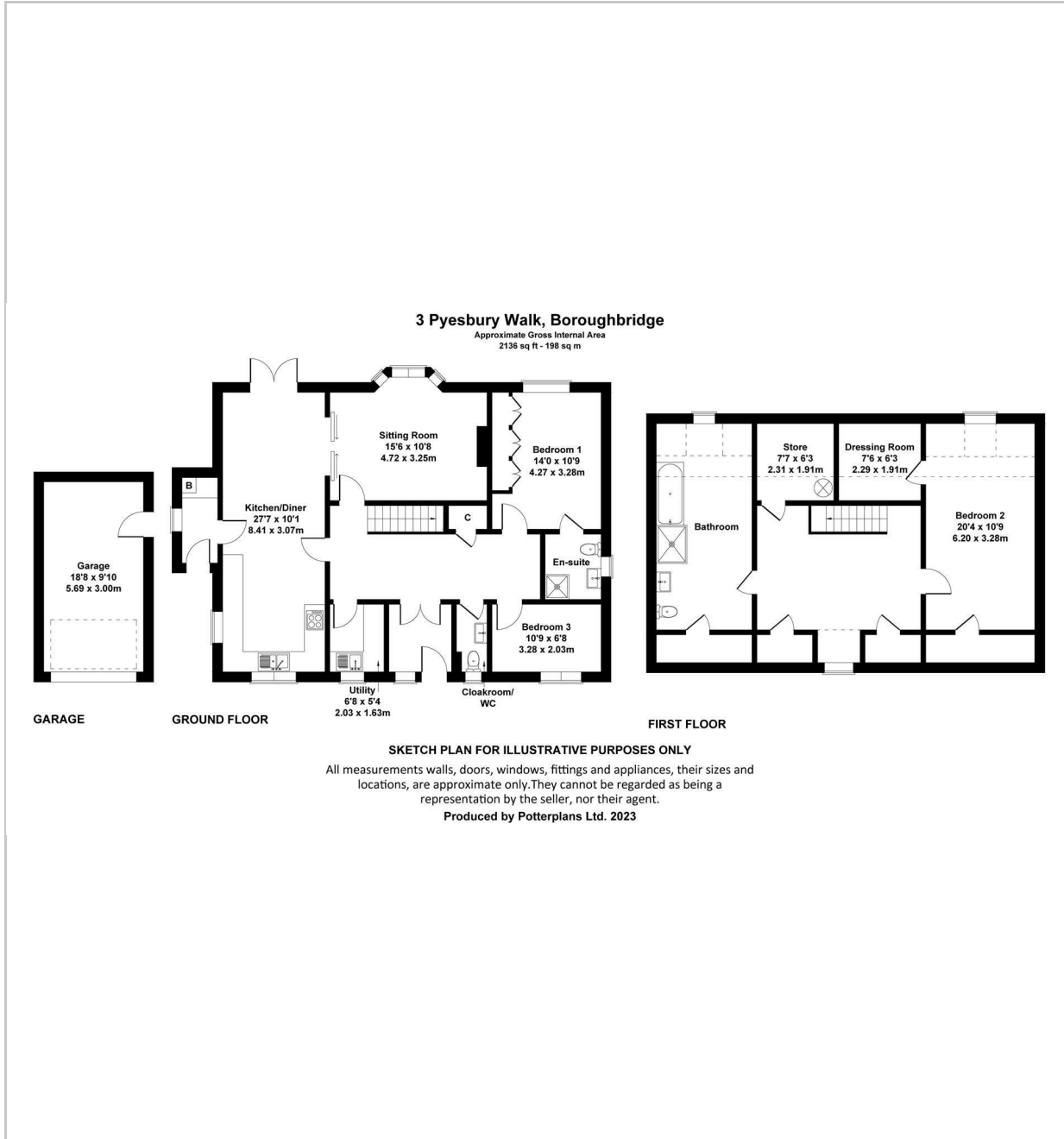
**SERVICES** Mains water, electricity and drainage, with main gas central heating.

**DIRECTIONS** - From St James Squarte proceed to New Row taking the first right by the Black Bull Public House on to St Helena whereupon No3 is positioned on the left-hand side, identified by the Churchills 'for sale board'.

**VIEWING** Strictly by prior appointment through the sales agents, Churchills Tel: 01423 326889 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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