



5 Pasture Close
Boroughbridge, YO51 9FP
£499,950

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NESTLED IN THIS DISIRABLE CUL DE SAC WITH A PLEASANT TREE LINED OUTLOOK TO THE FRONT, STANDS A BEAUTIFULLY APPOINTED AND UPDATED DETACHED 4 BEDROOMED FAMILY HOME REVEALING SURPRISINGLY SPACIOUS AND WELL PLANNED ACCOMMODATION IN SUPERB DECORATIVE CONDITION THROUGHOUT AND SET WITH ATTRACTIVELY LANDSCAPE GARDEN FACING SOUTH FACING AT THE REAR.

Mileages: Ripon - 7.5 miles, Harrogate - 10.5 miles, Easingwold - 12 miles, York - 18 miles, (Distances Approximate)

With UPVC Double Glazing, Gas Fired Central Heating and the Balance of the Structural Warranty.

Reception Hall, Cloakroom/WC, Family Room/Study, Lounge, 21ft Long Kitchen/Diner, Utility.

First Floor Landing, Principal Bedroom with Fitted Wardrobes, Luxury Ensuite Shower Room/WC, 3 Further Double Sized Bedrooms, 4 Piece Family Bathroom.

Outside - Front Garden with Brickset Driveway, Off-Road Parking, Attached Double Garage, Rear Attractively Landscaped Gardens.

VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE.

A PVC panelled and double glazed entrance door beneath an entrance canopy, opens to:

RECEPTION AND WELCOMING HALL with upgraded flooring - stairs lead up to the first floor.

CLOAKROOM – Wall hung wash hand basin with tiled splash and low suite WC. Part tiled walls.

FAMILY ROOM/STUDY – UPVC double glazed window over looking the front garden and beyond.

LOUNGE – A delightful room, beautifully decorated and presented with UPVC double glazed French Doors flanked by matching side slits lead out to the south facing rear garden.

SUPERB LIVING KITCHEN extending to 21'4 x 11'6 overall.

KITCHEN AREA - Beautifully fitted with a range of white fronted cupboard and drawer wall and floor fittings, complemented by preparatory work surfaces with matching up stands and useful extended L-shaped breakfast bar. inset 1 ½ bowl stainless steel sink unit with chrome mixer tap, beneath a UPVC double glazed window overlooking the attractively landscaped rear garden, integrated dishwasher, central 5 ring gas hob with stainless steel splash and chimney style extractor over, double oven, refrigerator and freezer. French doors open onto a full width patio and beyond to the attractively landscaped rear gardens.

UTILITY ROOM – Range of cupboards including a concealed Zanussi washing machine and gas fired central heating boiler UPVC panelled and double glazed side access door to the side. A further personal door leads into the double garage with L-shaped laundry area, plumbing for a washing machine and space above for dryer, further space for an additional free standing fridge or freezer.

From the Reception Hall, a turned staircase with a white spindled balustrade rise to the:

FIRST FLOOR LANDING - Loft access, airing cupboard





housing the pressurised hot water cylinder.

PRINCIPAL BEDROOM – Built in double wardrobes with hanging rail and shelves, window to the front elevation with pleasant treelined views and beyond farmland towards Kirby Hill.

EN SUITE SHOWER ROOM - Walk-in fully tiled shower cubicle with plumbed shower, wash hand basin, mirror and shaver socket to one side, radiator, low suite WC.

BEDROOM 2 – Window to the rear south facing elevation.

BEDROOM 3 – Window to the rear elevation overlooking the landscaped garden and beyond the cul de sac with fine views.

BEDROOM 4 – Window to the front elevation overlooking the landscaped garden and beyond the cul de sac with fine views.

4 PIECE FAMILY BATHROOM - White suite comprising panelled bath. Separate shower cubical with plumbed shower and full height tiling, wash hand basin, shaver socket, low suite WC, part tiled walls and uPVC frosted window.

OUTSIDE - At the front is mainly laid to lawn with neatly maintained shrubbery bed and a path leads to the front entrance door.

A wide brick sett driveway providing plenty of off road parking and in turn leads to the:

DETACHED DOUBLE GARAGE – (19'9 x 16'5) With an electric metal up and over door to the front, light and power.

A side path leads to a timber personal gate which in turn leads to the rear garden boasting an attractively landscaped garden with eye catching horizontal larch fencing to two sides. Paved patio, gravelled border and an adjoining shrubbery border abundantly stocked with a variety of shrubs and flowering plants. A timber loggia provides beautiful shade.

To the rear of the garage is a further area with space for a greenhouse, bins etc.

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 9FP.

COUNCIL TAX BAND - F

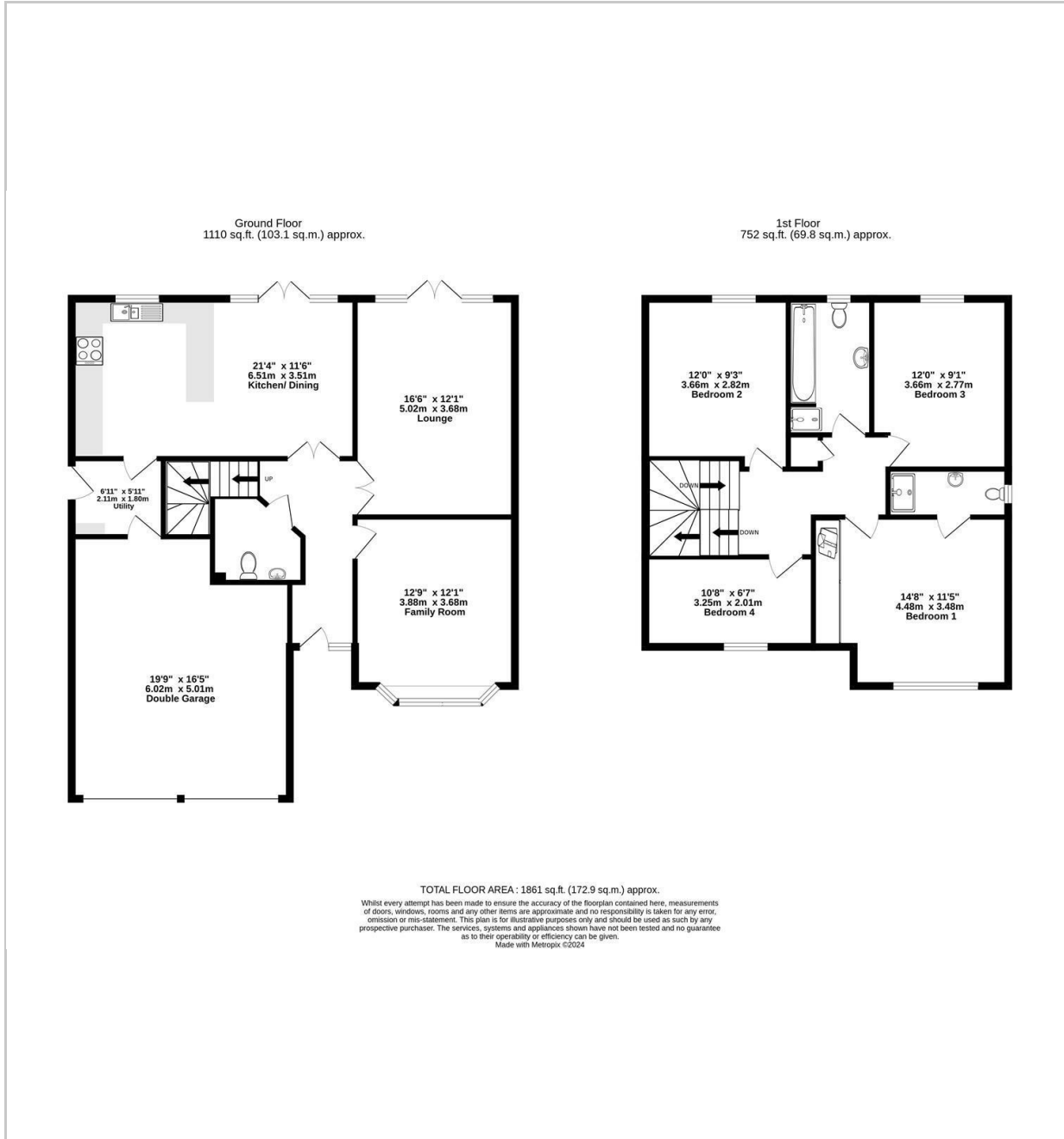
TENURE - Freehold.

SERVICES - Mains water, electricity and drainage, with gas fired central heating.

DIRECTIONS - From the centre of Boroughbridge, proceed down the High Street joining Fishergate, at the T junction turn right following the road over the bridge and straight over the roundabout taking the second turning on the right on to Hockley Crescent proceed for some distance taking the fifth turning on the left on to Pasture Close, and then right at the end of the Close whereupon No 5 is positioned on the left hand side.

VIEWING - Strictly by prior appointment through the agents, Churchills Tel: 01423 326889, Email: easingwold@churchillsyork.com.

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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