



12 Mallard Walk Boroughbridge

York, YO51 9LQ

£550,000

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A SPACIOUS 4 BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN. ENJOYING A MOST PLEASANT OF POSITIONS IN ONE OF BOROUGHBRIDGES MOST SOUGHT AFTER LOCATIONS IN THE HEART OF THIS TREE LINED CUL DE SAC WITHIN WALKING DISTANCE OF BOROUGHBRIDGE AMENITIES

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

With UPVC Double Glazing and Gas Fired Central Heating.

Reception Hall, Sitting Room, Dining/Family Room, Garden Room, Study, Fitted Kitchen/Diner, Utility Room, Cloakroom/WC.

First Floor Landing, Primary Bedroom with Generous 4 Piece Bathroom. 3 Further Double Bedrooms and Refurbished Shower Room.

Outside: Landscaped Gardens Double Garage and Driveway.

From a glazed and stained composite door with side slit opens to an L-shaped staircase RECEPTION HALL with double doors leading to;

SITTING ROOM with feature gas fireplace leaded double glazed window overlooking the generous front lawned garden.

FAMILY/DINING ROOM with adjoining uPVC French doors open to a comfortable GARDEN/DINING ROOM on a brick base with windows to three sides and further uPVC doors leading out to the rear landscaped gardens.

From the reception hall a further door leads to a STUDY with uPVC double glazed window overlooking the rear gardens.

CLOAKROOM/WC with low suite WC, wash hand basin on a pedestal with tiled splash back and uPVC double glazed window to the rear.

A six panel door leads to an L-shaped KITCHEN DINER fitted with a range of cupboard and drawer wall and floor fittings complimented by granite effect straight edge work surfaces and tiled midrange. Fitted double oven and a matching electric hob with concealed extractor above. Integrated fridge and freezer and dishwasher. uPVC French doors lead out to the rear patio and landscape gardens beyond. Polished timber effect flooring. Useful shelved under the stairs walk-in larder. To one side a six panel door lead through to;

Useful UTILITY AREA where there are further wall and base cupboards and space and plumbing for a washing machine, wall mounted Worcester gas central heating boiler, stainless steel sink with side trainer and chrome mixer tap. A four panel part glazed door leads out to the rear garden.

Stairs rise to the FIRST FLOOR LANDING with uPVC double glazed and leaded windows to the front aspect, loft hatch access. Airing cupboard with hot water cylinder, which is shelved for linen.

PRIMARY BEDROOM overlooking the garden. An adjoining door leads to;

A generous four piece luxury ENSUITE BATHROOM comprising of a panel bath, separate plumbed shower cubicle, wash hand basin on a vanity unit with cupboard





space below. Low suite WC, white fronted cupboards, part tiled, vertical towel radiator. Frost uPVC window to the side.

There are three further double bedrooms with pleasant outlook over the rear garden.

SHOWER ROOM with walk-in mains plumber shower with modern aqua panels. Low suite WC, part tiled, wash hand basin on a pedestal and frosted window to the front.

OUTSIDE – 12 Mallard Walk enjoys a pleasant position neatly tucked away and is accessed by a sweeping tarmac drive providing off-street parking for a number of vehicles and in turn leads to a double garage. The front garden is generous in size and is mainly laid lawn interspersed by maturing trees. A timber hand timber gate with pathway leads down the side of the property to the delightful rear, meticulously maintained garden with mature raised beds, patio and mature borders. A central pathway leads up to an elevated, mainly laid to lawn garden with mature borders, timber fences surrounded by maturing hedges providing a degree of privacy to the rear

GARAGE (17'3 x 15'6) with up and over door, power and loft hatch access providing some storage to the roof void. Personal part glazed door leads to the side

LOCATION - Boroughbridge lies approximately 18 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 9LQ

COUNCIL TAX BAND – F

TENURE - Freehold.

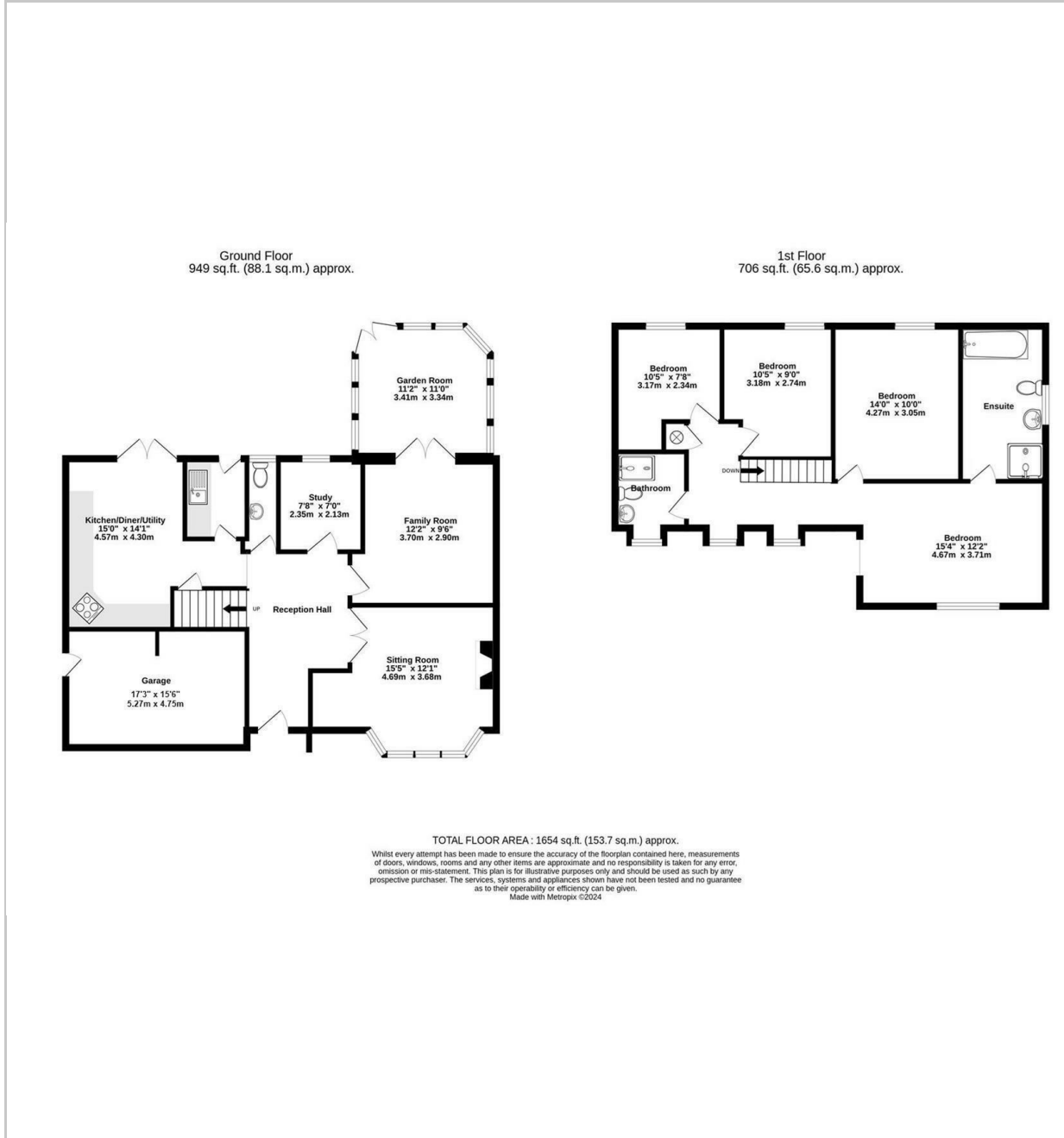
SERVICES - Mains water, electricity and drainage, with gas fired central heating.

DIRECTIONS - From Boroughbridge Hights proceed onto New Row turning immediately right to St Helena, turning left onto Horsefair travel a short distance taking the third turning on the right onto Mallard Walk where upon No 12 is on the righthand side.

VIEWING - Strictly by prior appointment through the selling 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			
(81-91) B			
(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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