



6 Ashbourne Road Boroughbridge

York, YO51 9HX

£379,950

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AN INDIVIDUALLY DESIGNED THREE BEDROOMED DETACHED PROPERTY IN A CUL-DE-SAC POSITION ON THE PERIPHERY OF BOROUGHBIDGE, PROVIDING APPROXIMATELY 1700 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION ACROSS TWO SURPRISINGLY SPACIOUS FLOORS WITH SCOPE TO FURTHER EXTEND AND OR CONVERT, COMPLEMENTED BY A DRIVEWAY, SINGLE GARAGE AND FULLY ENCLOSED REAR PRIVATE GARDEN

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

Staircase Reception Hall, 21ft Sitting Room, Kitchen/Diner, Family Room/Dining Room, Utility Room, Cloakroom/WC

First Floor Landing, Principal Bedroom, Luxury Ensuite Shower Room/WC, 2 Further Double Bedrooms, House Bathroom

Attached Garage, Carport, Driveway and Low Maintenance Front Garden, Private Rear Garden

With double-glazed windows, panelled doors, gas central heating and quality appointments throughout, well worthy of an internal inspection to appreciate the space this family home has to offer. There is scope to split the principal bedroom into two bedrooms or extend and develop over the garage to provide a master suite with the relevant planning permissions.

Approached over a flagged pathway to a uPVC panelled and glazed entrance door opening to the RECEPTION HALL with a turned staircase rising to the first floor. Useful under the stair's cupboard. CLOAKROOM/WC with vanity unit with wash hand basin and low suite WC.

Full width SITTING ROOM extending to over 21ft and boasting a stylish fireplace with woodburning stove on a stone hearth, exposed brick cheeks and floating timber mantle flanked by French Doors opening onto the rear patio and further window with views over rear the garden.

KITCHEN/DINING ROOM is fitted work surfaces with a range of modern fittings comprising floor and wall cupboard and drawer, fitted 4-ring gas hob with extractor above and electric oven below, tiled midrange. Space for a fridge/freezer, stainless steel sink unit with side drainer, chrome mixer tap below a window overlooking the front gardens, freestanding dishwasher. Timber floor.

BREAKFAST/DINING AREA with matching work surface extending to form a breakfast bar.

An adjoining door leads to the GARAGE (17ft 6 x 10ft 8") with mental up and over door, power and light. To the rear a personal door opens to a useful UTILITY ROOM with wall and base cupboards complimented by roll top work surfaces, stainless steel sink and side drainer. Space and plumbing for a washing machine and space for further white goods, tiled midrange. uPVC door to the side and window with rear aspect.

A turned staircase leads up to the spacious FIRST FLOOR LANDING with uPVC window to the side, loft hatch access and four panel timber doors lead off to two good size double bedrooms to the front.

PRINCIPAL BEDROOM is an excellent size with luxury ensuite shower room, mains plumbed double cubicle tiled throughout. Vanity unit with fitted wash hand basin and low suite WC. Vertical chrome tower radiator.





FAMILY BATHROOM, panel bath with mains plumbed shower over. Vanity unit with fitted wash hand basin and low suite WC with tiled floor and part tiled walls.

OUTSIDE to the front of the property is approached by double five bar timber gate flanked by brick pillars onto a driveway leading to a single garage. To one side there is a flagged and paved standing area for additional parking and further storage area for bins. A flagged path leads through a timber gate to the rear of the property beside a lawned area. A neatly clipped hedge offers privacy behind a pebbled border to one side at the front.

To the rear of the property is a private child and pet friendly rear garden, mainly laid to lawn with timber fence borders to two sides with maturing borders and shaped paved patio.

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.

TENURE - Freehold
POSTCODE - YO51 9HX
COUNCIL TAX BAND - E

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

DIRECTIONS - From the High Street of Boroughbridge, turn left onto New Row, proceed for some distance, turn left onto Horsefair and proceed straight on at the roundabout. Proceed for some distance and turn right into Ashbourne Road. Whereupon No 6 is positioned on the righthand side at the very bottom of the cul de sac.

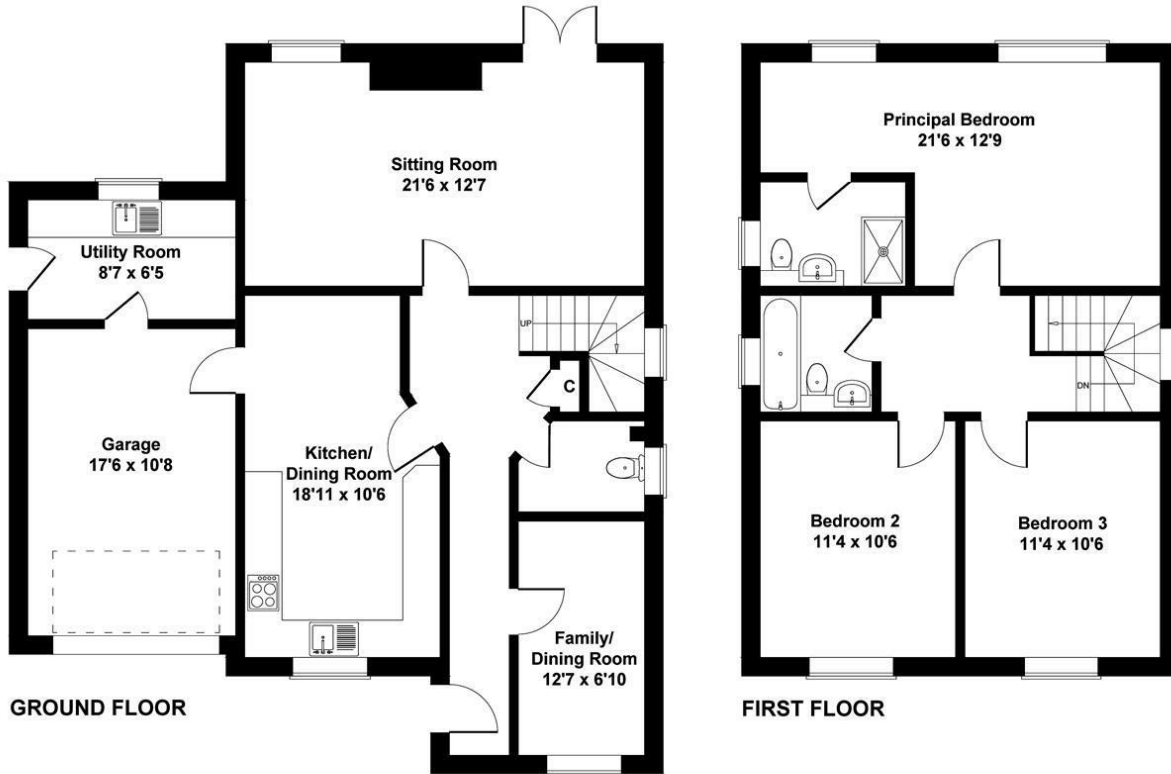
VIEWING - Strictly by prior appointment through the selling agents, Churchills Tel: 01423 326889 Email: easingwold@churchillsyork.com



FLOOR PLAN

6 Ashbourne Road, Boroughbridge, YO51 9HX

Approximate Gross Internal Area
1704 sq ft



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	86
(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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