



21 Dere Way Boroughbridge
York, YO51 9RH
£395,000

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DETACHED 4 BEDROOMED FAMILY HOME, REVEALING SPACIOUS AND WELL PLANNED ACCOMMODATION BEAUTIFULLY PRESENTED, UPGRADED AND METICULOUSLY MAINTAINED THROUGHOUT, SET WITHIN THIS ESTABLISHED AND SOUGHT AFTER DEVELOPMENT WITH A MOST PLEASANT OF TREELINED BACKDROPS TO THE REAR OF THE GARDEN.

MILEAGES: RIPON - 7.5 MILES, HARROGATE - 10.5 MILES, EASINGWOLD - 12 MILES, YORK - 18 MILES, (DISTANCES APPROXIMATE)

Reception Hall, Lounge, 18ft Living/Kitchen/Diner, Separate Utility, Cloakroom/WC.

First Floor Landing, Principal Bedroom with Fitted Wardrobes, Luxury Ensuite Shower Room/WC, Guest Bedroom with Fitted Wardrobes, 2 Further Bedrooms, Family House Bathroom.

Outside - Front Garden with Generous Driveway Providing Off-Road Parking for a Number of Vehicles, Detached Single Garage, Rear Part Walled Gardens and Patio.

VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE.

With UPVC Double Glazing, Gas Fired Central Heating, Modern Internal Panelled Doors, Balance of the Structural Warranty.

A composite pressed and panelled part double glazed entrance door with spy hole, beneath an open canopy porch, opens to:

RECEPTION HALL with stairs leading up to the first floor. Useful under the stair's storage and separate media cupboard.

CLOAKROOM/ WC - Wash hand basin on a pedestal, low suite/WC, vertical chrome towel radiator.

LOUNGE - A delightful room with UPVC double glazed window overlooking the front garden and coving to the ceiling.

Door opens into a KITCHEN DINER which is the full width of this Family Home and extends to over 18ft.

KITCHEN AREA - Beautifully fitted with a range of colour fronted cupboard and drawer wall and floor fittings with corner carousel, complemented by work surfaces with matching up stands, LED lights to the kickboards. Inset stainless steel sink unit with side drainer and swan style mixer tap, beneath a UPVC double glazed window overlooking the pleasant rear garden, integrated dishwasher, central 5 ring gas hob with Perspex splash and extractor over, double oven, refrigerator and freezer.

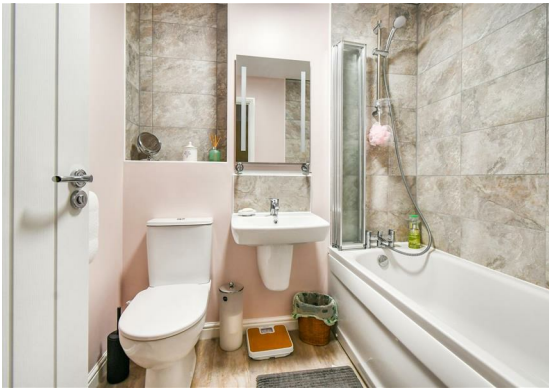
DINING AREA - French doors open onto a pleasant patio and the rear gardens.

To one side from the kitchen is a useful UTILITY with base units below a fitted counter top, integrated washing machine.

From the Reception Hall, stairs with a white spindled balustrade rise to the: FIRST FLOOR LANDING with loft hatch access.

PRINCIPAL BEDROOM - Upgraded modern fitted double wardrobes with hanging rail and shelves, window to the front elevation.

EN SUITE SHOWER ROOM - Walk-in shower cubicle with





plumbed thermostatic controlled shower , fully tiled around, wall hung wash hand basin, low suite WC. Heated towel radiator.

BEDROOM 2 - Window to the rear elevation with fitted wardrobes and TWO FURTHER BEDROOMS.

FAMILY BATHROOM - Upgraded tiling with a white suite comprising panelled bath with plumbed thermostatic controlled shower over, shower screen, wall hung wash hand basin, low suite WC, heated towel radiator.

OUTSIDE - At the front a path leads to the front entrance door flanked by lawned gardens behind maturing hedging. A tarmac driveway provides plenty of off road parking and in turn leads to the: **DETACHED GARAGE** - (20ft1 x 10ft 7") With up and over door to the front, light and power and further storage to the roof void.

From the driveway a timber gate opens to the rear L-shaped part walled rear garden with a pleasant full width paved patio and a mainly laid to lawn garden with shaped pathway leading to a further upgraded patio for those sun chasers to the very rear and beyond the boundary fence resides a pleasant treelined backdrop giving a countryside feel.

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.

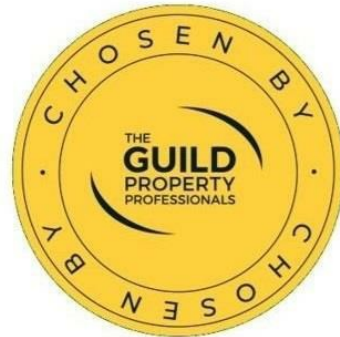
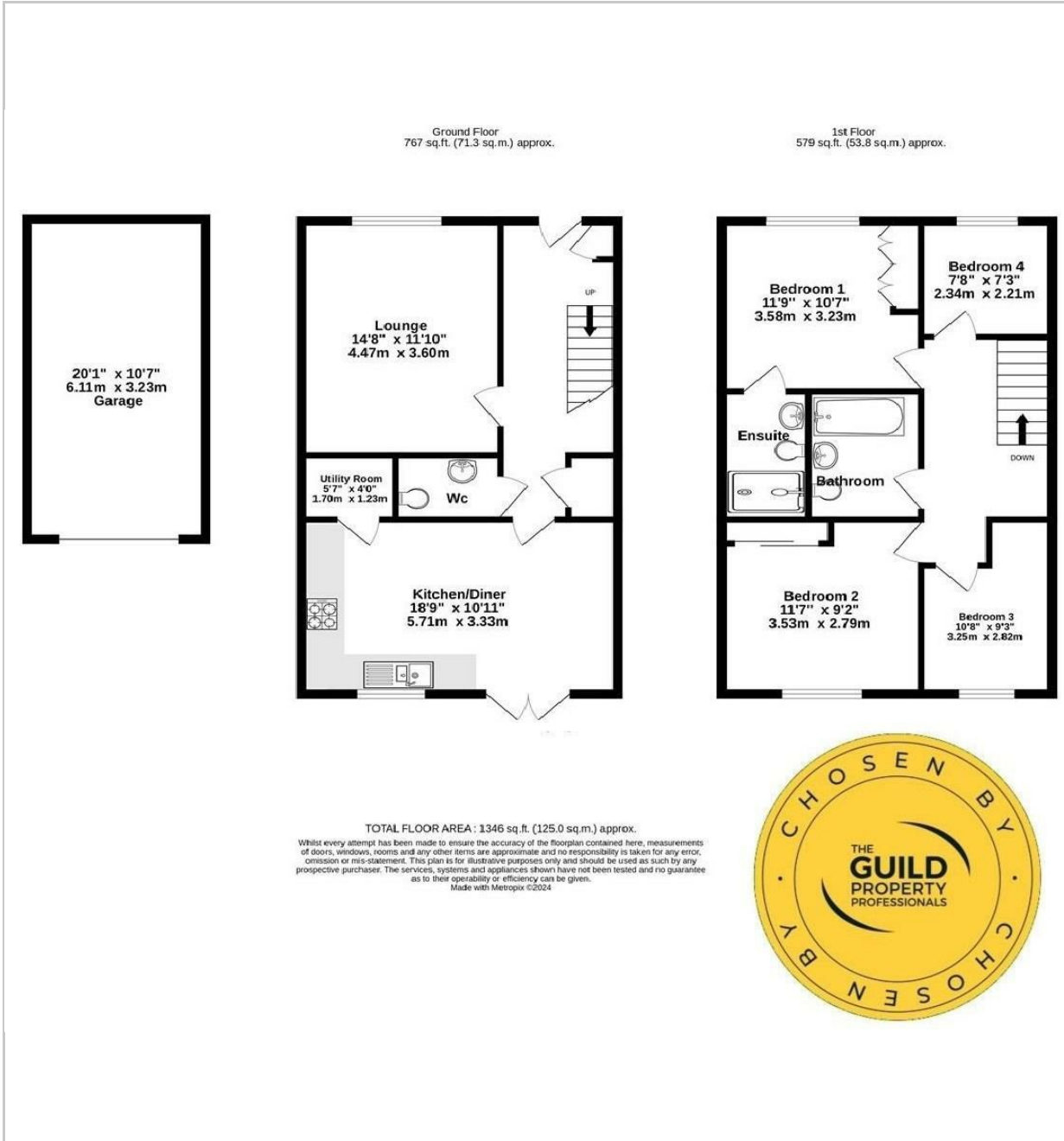
SERVICES - Mains Water, Electricity and Drainage, Mains Gas Central Heating.
POSTCODE - YO51 9RH.
COUNCIL TAX BAND - E.

DIRECTIONS - From Boroughbridge High Street proceed north along New Row turning left on to Wetherby Road, going straight on at the Morrisons roundabout. Take the last turning before the A1 roundabout to Aldborough and then take the first left. Turn left at the T-junction following the road round to the the right. Continue for some 500 whereupon No. 21 is on the the left-hand side.

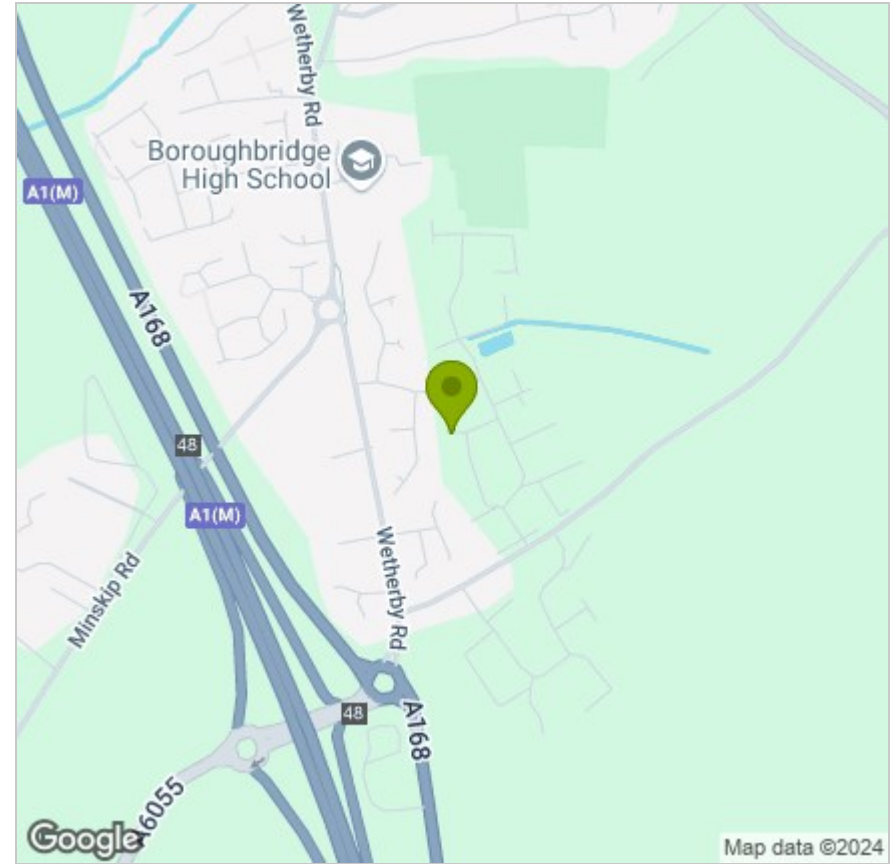
VIEWINGS - Strictly by prior appointment through the selling agents, Churchills.



FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 84 | |
| (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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