



Great Pinseat The Maltings
Boroughbridge, YO51 9GY
£375,000

 3  3  1  D

A STYLISH 3 BEDROOMED SEMI DETACHED FAMILY TOWN HOUSE WITH NO ONWARD CHAIN WHICH HAS BEEN THE SUBJECT OF SOME REFUBISHMENT AND FORMED OVER 3 FLOORS BOASTING OVER 1,500 SQ FT OF MATICULOUCLY MAINTANED AND BEAUTIFULLY PRESENTED ACCOMODADATION THROUGHOUT OFFERING VERSATILE ACCOMODATION WITH THE TOP FLOOR LAVISHLY STYLE TO PROVIDE MODERN OPEN PLAN LIVING, WITH 3 DOUBLE BEDROOMS AND THREE BATHROOMS BELOW. STUDY AND STORE, NEATLY TUCKED AWAY WITHIN THIS HIGHY POPULAR, EXECTUIVE, GATED DEVELOPMENT

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

Reception Hall, Guest Bedroom with Ensuite Shower Room, Study.

First Floor Landing, Principal Bedroom with a Luxury 4-piece Ensuite Shower Room, Further Double Bedroom and Family Bathroom.

Second Floor Landing with Open Study Area, Impressive 25ft x 22ft Open Plan Kitchen Living Dining Room.

Outside Wrap Around Second Floor Balcony, Useful Store, Two Gated Allocated Parking Spaces and Visitors Parking.

Approached via a part glazed hardwood entrance door which open to 23FT RECEPTION HALL with a switchback staircase to the first floor.

Double doors open to an airing cupboard/utility room with pressurised hot water cylinder, boiler and plumbing for a washing machine. Doors leading off to;

A STUDY with generous storage/cloaks cupboard to the and under the stairs to the side.

Ground floor GUEST BEDROOM extending to over 15ft in length with dual aspect and contemporary En Suite Shower Room with walk-in shower cubicle, wash basin and low suite WC with hidden cistern. Heated towel rail. Underfloor heating and glazed window to side.

FIRST FLOOR LANDING with switchback staircase to the second floor. Doors leading off.

PRINCIPAL BEDROOM, generous in size with two double glazed windows to the side. A door leads to a 4 piece En Suite Bathroom, stylishly appointed to provide a walk-in shower cubicle, low suite WC with hidden cistern, contemporary wash basin, bath with shower attachment. Underfloor heating. Heated towel rail and a double glazed window.

BEDROOM THREE with double glazed window to the front aspect.

FAMILY BATHROOM appointed to provide a panel bath with mixer tap shower, contemporary wash basin and low suite WC with hidden cistern. Extractor fan, underfloor heating and heated towel rail.

SECOND FLOOR LANDING currently used an additional open STUDY AREA below a glazed Velux window.

Door leads to the real hub of the house with the wow factor to a LIVING/ KITCHEN/ DINER lavishly styled and spacious, boasting almost 600 sq ft of reception room which incorporates a sitting area, dining area and open plan kitchen with double glazed French doors flanked by full height double glazed windows opening onto a timber decked balcony perfect for those alfresco evenings. Further double





glazed French doors leading onto a smaller balcony.

The kitchen area has recently been updated with some appliances and Quartz countertops complimented by modern, contemporary units comprising base cupboards and drawers with matching eye level wall mounted cupboards over. Quartz surfaces with matching upstands and decorative midrange incorporating an inset single stainless steel sink unit with etched drainer grooves to work surface. An impressive eye catching, almost a 9ft central island unit with base cupboards and drawers with matching Quartz surface incorporating a ceramic hob with ceiling mounted brushed stainless steel extractor hood above. The matching quartz top extends to form a generous breakfast bar. Integrated appliances including a double oven, Miele microwave oven and integrated dishwasher.

OUTSIDE - To the front is a wraparound timber balcony garden enjoying a most pleasant south west facing elevation. Two allocated car parking spaces situated directly in front of the property and useful store with up and over door. There are further visitor parking spaces available. The Maltings is surrounded by neatly tended communal gardens and approached via an electronically operated gate.

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 9GY

COUNCIL TAX BAND – F

TENURE - LEASEHOLD

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

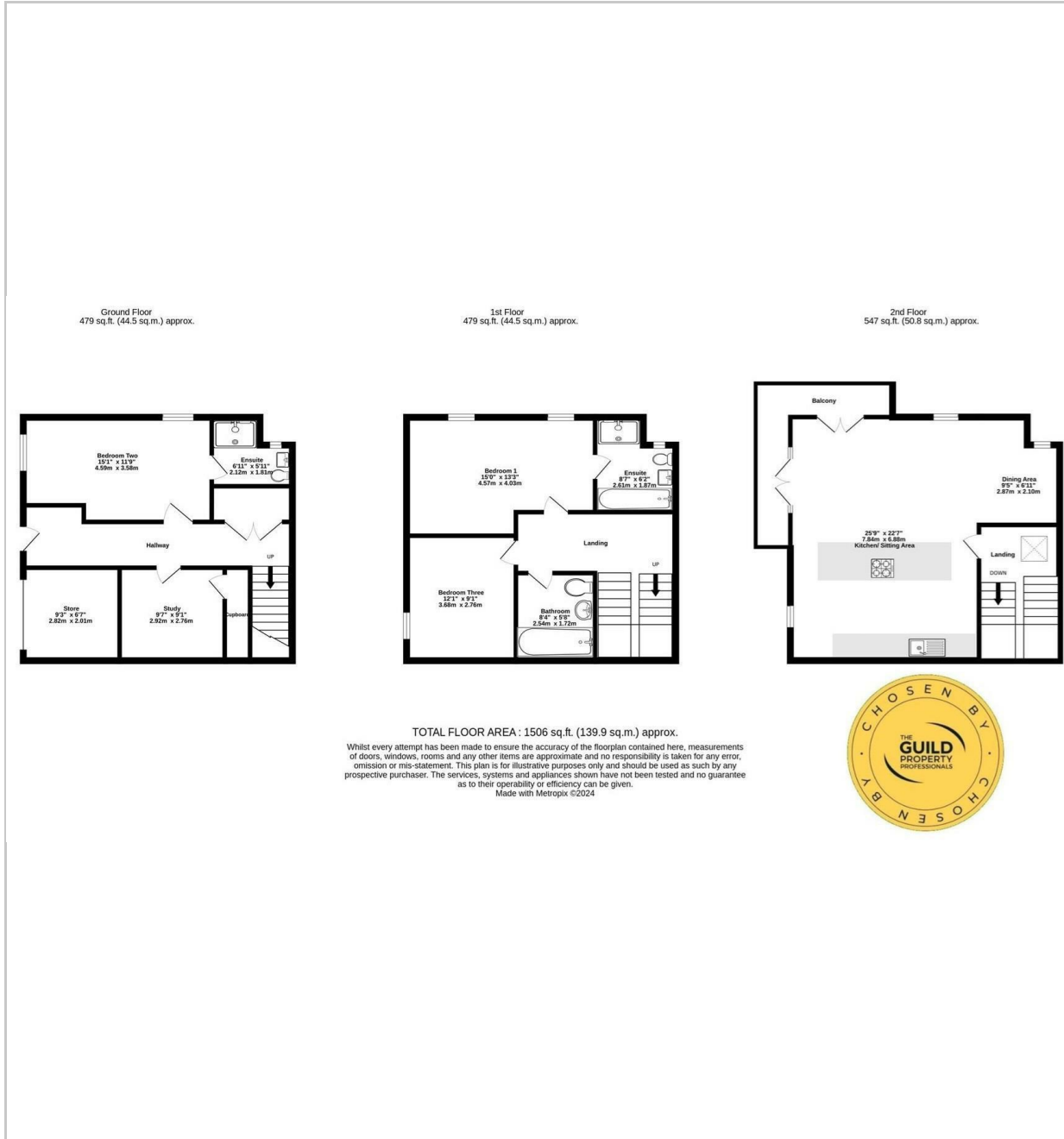
AGENTS NOTE – There is a monthly service charge of £156.55 which includes building insurance, window cleaning and ground maintenance.

DIRECTIONS - From Boroughbridge High Street proceeding down turning left onto Fishergate and continuing to the T-junction. Take a right hand turning onto Horsefair, proceed over the bridge and upon reaching the roundabout proceed straight across, signposted towards Langthorpe. After a short distance take a left hand turning into The Moorings and continue into the heart of the development turning right at the T-junction. The development of The Maltings is situated further along on your right hand side and is approached via a security electronically operated gated entrance. Great Pinseat is situated at the far end of the development on your right hand 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 | 58 | 66 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.