



3 St. Johns Avenue Boroughbridge

York, YO51 9DL

£450,000



A SUBSTANTIAL INDIVIDUALLY DESIGNED DETACHED FOUR BEDROOM FAMILY HOME, OFFERING SURPRISINGLY SPACIOUS AND VERSATILE ACCOMMODATION COMPLIMENTED BY MATURE GARDENS OFFERING PRIVACY AND GARAGE WITHIN AN ESTABLISHED CUL DE SAC LOCATION

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

Reception Hall, Lounge, Fitted Kitchen/Dining Room, Garden Room, Two Ground Floor Bedrooms, Shower Room/WC, Utility Room.

First Floor Landing, Two Double Sized Bedrooms, 4 Piece Family Bathroom.

Outside - Driveway, Integral Single Garage, Adjoining Hard Standing Area Suitable for a Motorhome/ Caravan, Meticulously Maintained Landscaped Rear Garden.

Approached from a composite entrance door opens to a welcoming T-SHAPED RECEPTION HALL with useful under stairs cupboard. An inner door opens to a;

A delightful LOUNGE, features a living flame gas fire inset in Limestone effect. The bay window has a pleasant front aspect on to the cul de sac.

To the rear of the property is the real hub of the house with an L-shaped fitted KITCHEN/DINING ROOM, having a range of cupboard and drawer wall and floor fittings with work surfaces complimented by matching upstands.

Freestanding Smeg cooker with matching extractor over. Inset 1½ bowl ceramic sink with side drainer and swan mixer tap. Integrated fridge, freezer and dishwasher. To one side there is a central island with further useful drawers below and power. The adjoining DINING AREA which carries through to uPVC double glazed sliding doors out to the rear patio and pleasant gardens beyond.

Sliding doors open into a purpose-built GARDEN ROOM with French Doors leading out to the rear gardens.

A six panel door leads through to the UTILITY ROOM where there is a range of wall and base units complimented by speckled work surfaces to two sides and fitted Belfast sink. Plumbing and space for washing machine, space for a dryer and space for additional low level fridge or freezer. uPVC double glazed window overlooking the rear garden. Further six panel door leads to;

GARAGE (16ft x 8ft7) where there is wall mounted gas boiler uPVC double glazed window to the side and electric roller door. Work surface and cupboards.

TWO GROUND FLOOR BEDROOMS, both with built-in wardrobes.

Ground floor SHOWER ROOM, with a white suite, comprising corner shower, vanity basin with chrome mixer tap and storage below, fitted low level WC and towel radiator.

A turned staircase leads to the first floor landing below a skylight to the side and eaves cupboard which provides generous storage.

There are two double bedrooms, BEDROOM ONE to the front is comprehensively fitted with awardrobes and a range drawers and cupboards with work surface over. 2 Velux roof lights and window to the front.





To the rear BEDROOM TWO with fitted wardrobes, cupboard, drawers, two Velux roof lights with integrated blackout blinds.

FAMILY BATHROOM is a four piece suite with modern wall aqua panel. Panelled bath with chrome mix tap. Separate mains plumbed shower, fitted vanity unit with wash hand basin, useful cupboards below and low level WC.

OUTSIDE - The property is approached by a double width driveway, providing off street parking for a number of vehicles with adjoining rectangular lawn behind a neatly clipped hedge and fenced border.

The driveway leads to the SINGLE GARAGE (16ft x 8ft 7) with electric roller door. Outside tap and double timber gates lead to storage for bins.

The rear garden has been meticulously maintained with maturing planters and trees. Mains electric double socket and further outside tap. Useful timber storage shed. There is a gravel area which could be used as an additional seating area.

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 9DL

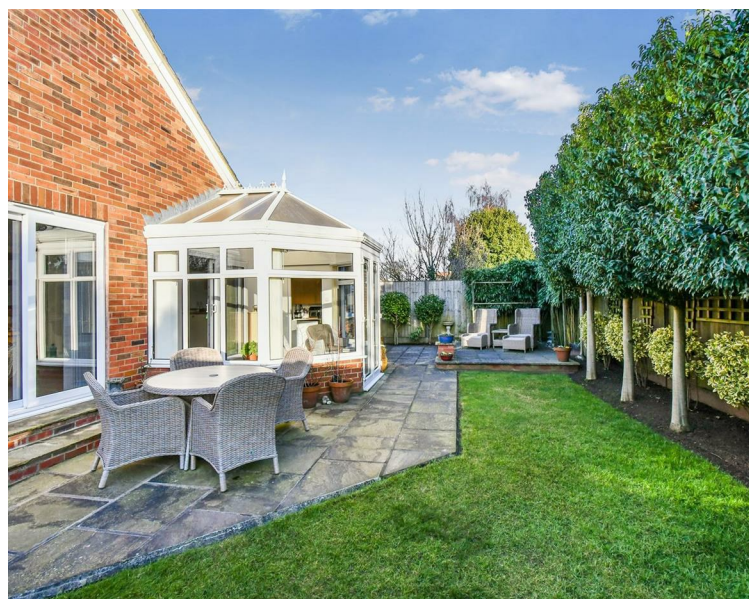
TENURE - Freehold.

COUNCIL TAX BAND - E

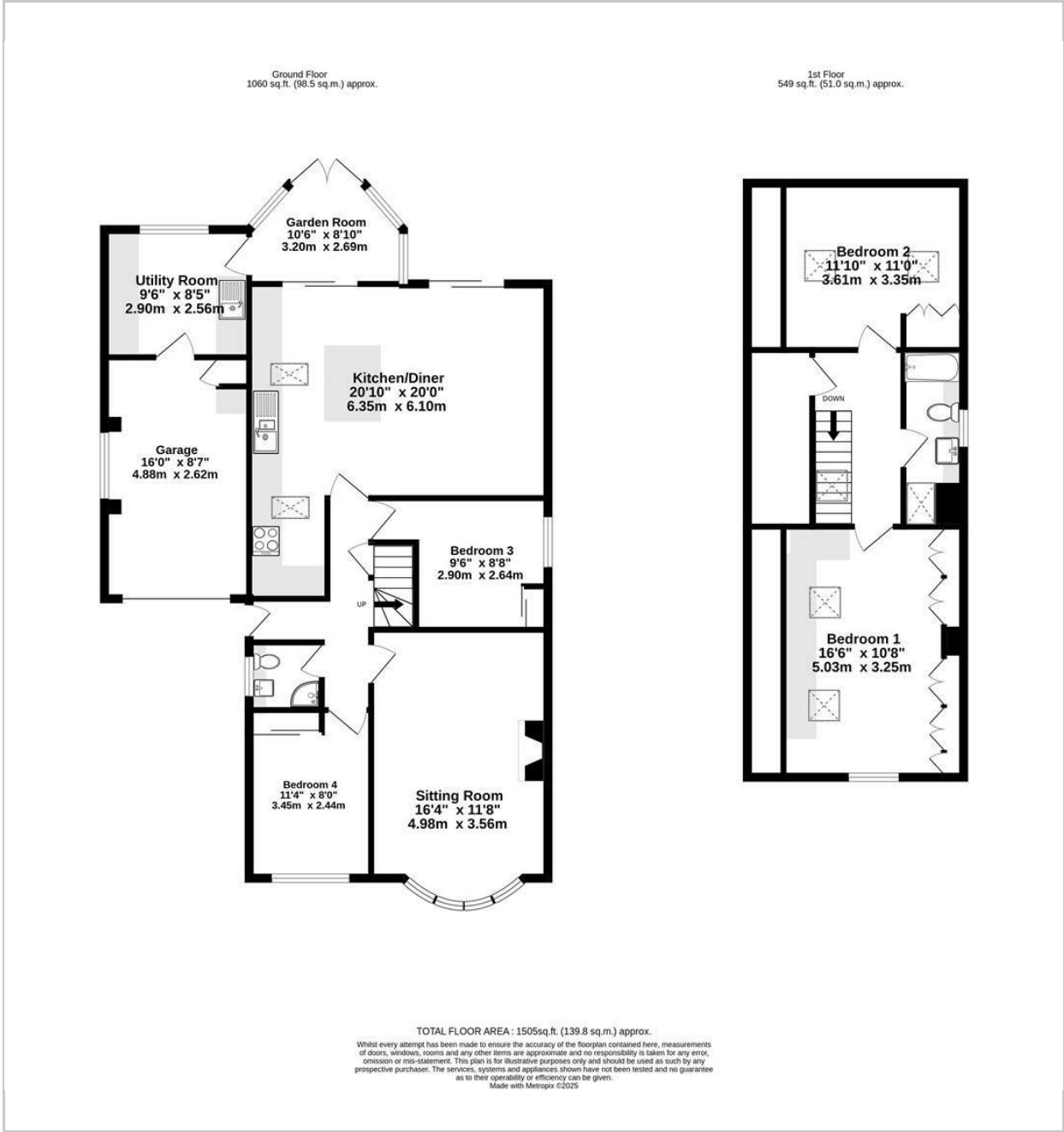
SERVICES - Mains water, electricity and drainage, with gas fired central heating.

DIRECTIONS - From Boroughbridge High Street, proceed onto Fishergate and turn right onto Horsefair along the B6265. Continue straight on at the roundabout along the B6265, proceed for some distance turning right onto St Johns Walk. follow the road round to taking the first turning on the left whereupon No 3 St Johns Avenue is positioned on left hand side.

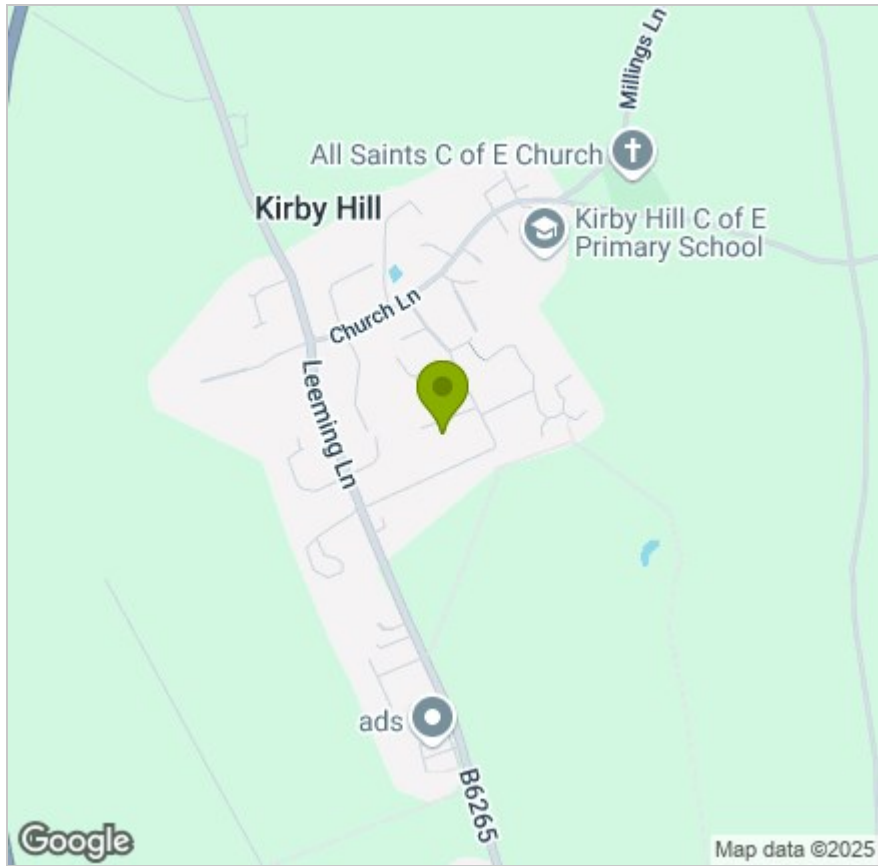
VIEWING - Strictly by prior appointment through the agents, Churchills of Easingwold Tel: 01423 326889 Email: easingwold@churchillsyork.com



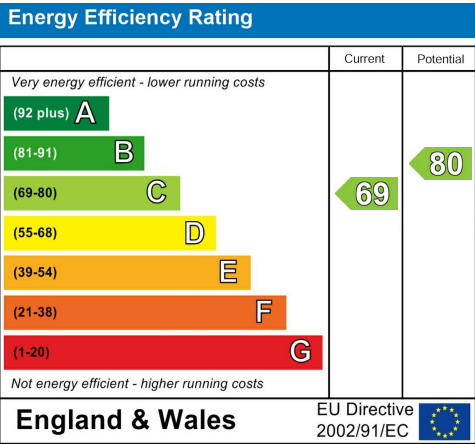
FLOOR PLAN



LOCATION



EPC



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