



15 Battle Close Boroughbridge

York, YO51 9GN

£395,000



NO ONWARD CHAIN! CONSTRUCTED BY BELLWAY HOMES IN 2013 A 4 BEDROOM DETACHED EXECUTIVE FAMILY HOME, OCCUPYING A PLEASANT POSITION WITHIN A MATURING CUL-DE-SAC WITH NO GREEN SPACE FEES! THIS PROPERTY BOASTS WELL-PROPORTIONED ROOMS IN EXCELLENT DECORATIVE ORDER COMPLIMENTED BY A LANDSCAPED GARDEN TO THE REAR WITHIN LEVEL WALKING DISTANCE OF BOROUGHBIDGE HIGH SCHOOL AND THE TOWN'S POPULAR AMENITIES.

Mileages: Ripon - 7.5 miles, Harrogate - 10.5 miles, Easingwold - 12 miles, York - 18 miles (distances approximate).

Reception Hall, Sitting Room, Kitchen/Diner, Cloakroom/WC

First Floor Landing, Principal Bedroom with En Suite Shower Room, 3 Further Double Bedrooms, Family Bathroom.

Outside - Front Garden, Driveway, Garage and a Fully Enclosed Rear Garden.

From a central composite entrance door, flanked by vertical glazed strips below a tiled canopy porch, opens to a welcoming RECEPTION HALL, with stairs rising to the first floor. CLOAKROOM/WC with corner wash hand basin and low-suite WC.

SITTING ROOM with uPVC double glazed window to the front aspect.

From rear of the reception hall, a door leads to a full width KITCHEN/DINING ROOM, extending to over 25 ft in length. The kitchen features a range of cupboard and drawer wall and floor fittings complemented by fitted work surfaces with matching upstands. Fitted 1 1/3 stainless steel sink with side drainer below a uPVC double glazed window overlooking the rear garden. Gas hob with chimney style extractor above, and fitted double oven appliances include an integrated dishwasher, washing machine and fridge freezer.

To one side a DINING AREA with uPVC French doors lead out to a meticulously maintained and maturing landscaped garden.

A further door leads to an integral GARAGE.

FIRST FLOOR LANDING with painted handrail and balustrade. Loft hatch access.

PRINCIPAL BEDROOM benefits from fitted wardrobes with further space for a potential dressing table. Dual uPVC windows to the front elevation. Door leads to;

ENSUITE SHOWER ROOM with mains plumbed shower fully tiled cubicle shower, wash hand basin, low-suite WC, heated vertical chrome towel radiator.





There are **THREE FURTHER DOUBLE BEDROOMS**, meticulously maintained and decorated, whilst **BEDROOM 2** benefits from fitted wardrobes.

FAMILY BATHROOM - comprising a three piece white suite with a panelled bath with handheld shower attachment, wash hand basin on a pedestal, low suite WC, part tiled to two side. Frosted glass window to the rear.

OUTSIDE - The front garden has a wide driveway providing off street parking for a number of vehicles which in turn leads to the garage (17'9 x 8'2) with up and over door, power light and personal door. To both side a there is maturing, neatly clipped hedge to the side and fronting the bricksett cul-de-sac. A pathway leads to the side leads to the rear garden though a timber gate to;

The rear garden is a delight with maturing landscaped gardens and a full width patio adjoining the dining area from the French doors. Greenhouse to the side. To the rear there is a further patio, and timber shed.

LOCATION: Boroughbridge lies approximately 12 miles from Easingwold, 10.5 miles from Harrogate, and 7.5 miles from Ripon, with proximity to the Yorkshire Dales and North Yorkshire Moors national parks. The town offers a range of independent high street shops, restaurants, pubs, leisure facilities, and primary and secondary schools. Excellent connections to the A1(M) and A19 motorways, as well as mainline rail connections at York and Thirsk, make travel to and from the town easy and convenient.

POSTCODE: YO51 9GN

COUNCIL TAX BAND: E

TENURE: Freehold

SERVICES: Mains water, electricity, drainage, solar panel with gas-fired central heating.

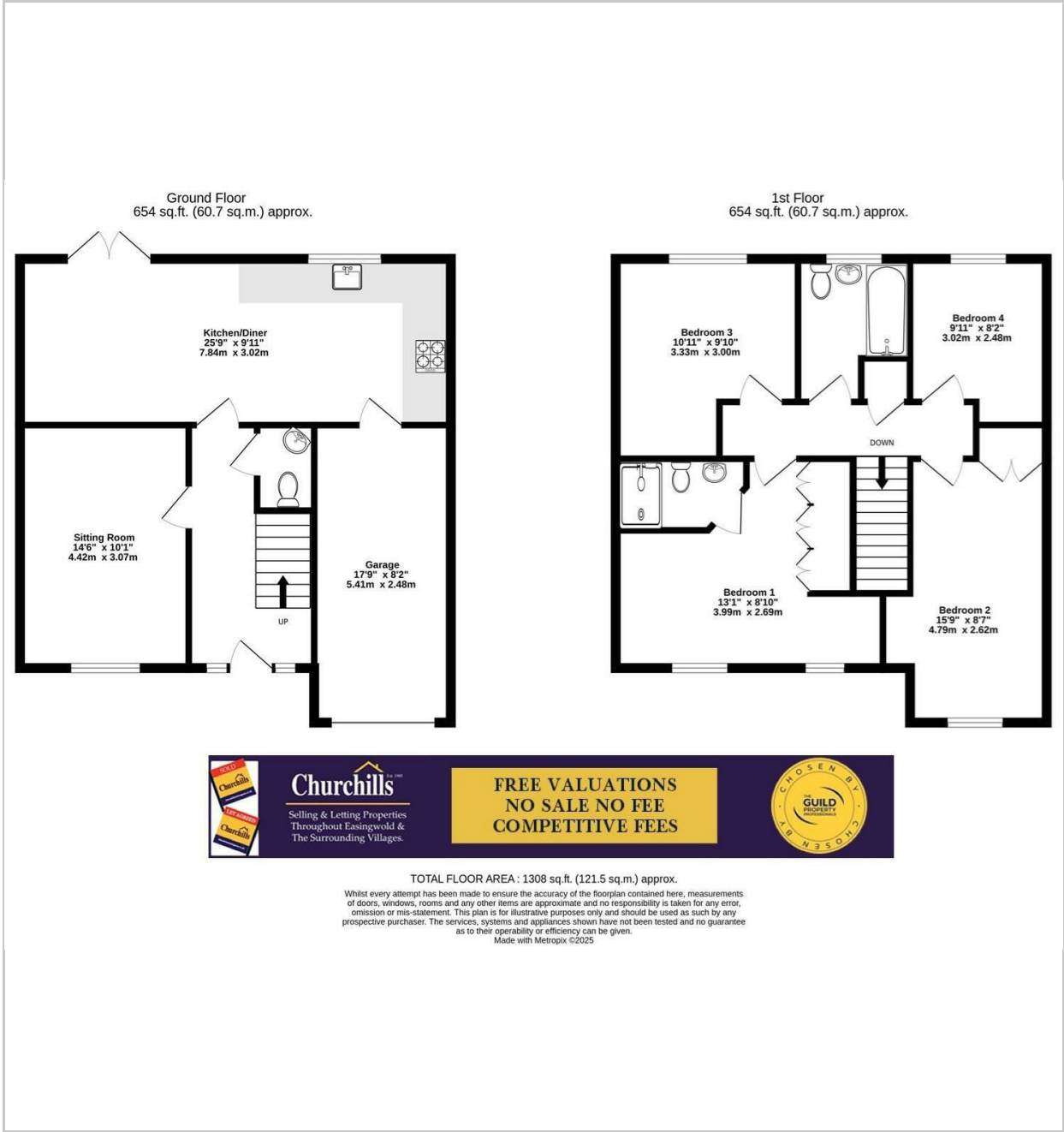
DIRECTIONS: From the town centre, proceed north along New Row, turning left onto Wetherby Road, then right into the Meadowfields development. Take the second turning on the right onto Battle Close, where upon No. 15 can be found on the right-hand side.

VIEWING - Strictly by appointment with the sole selling agents, Churchill of Easingwold. Tel: 01423 326889 Email: easingwold@churchillsyork.com.

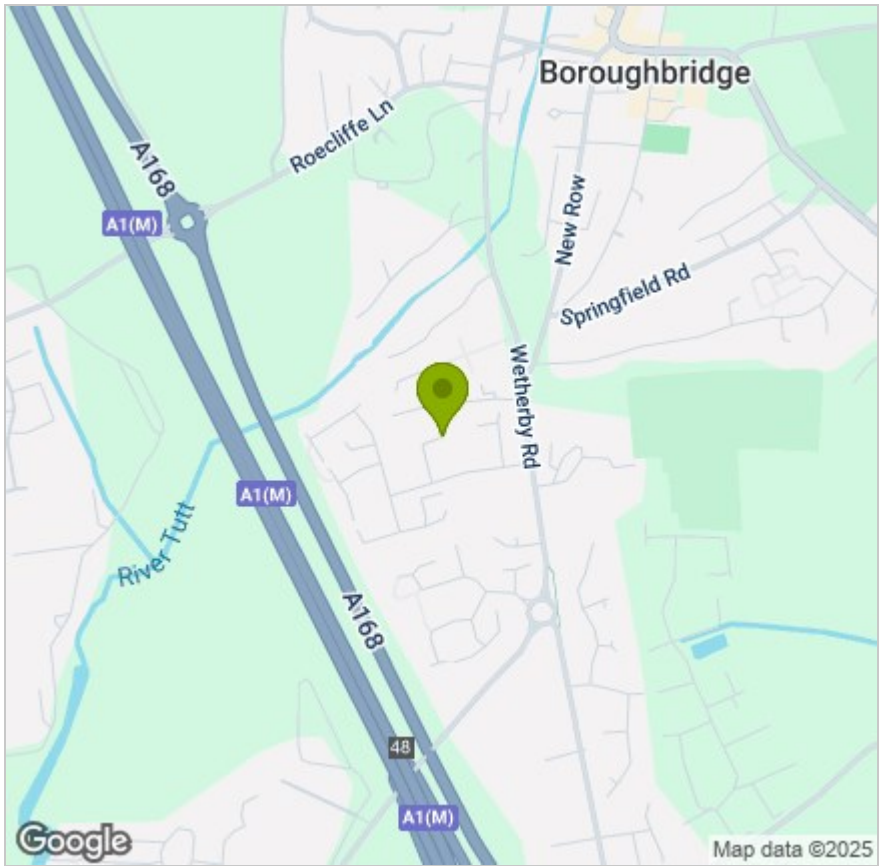
AGENTS NOTE – We have been informed by our client the solar panels to the rear are income producing.



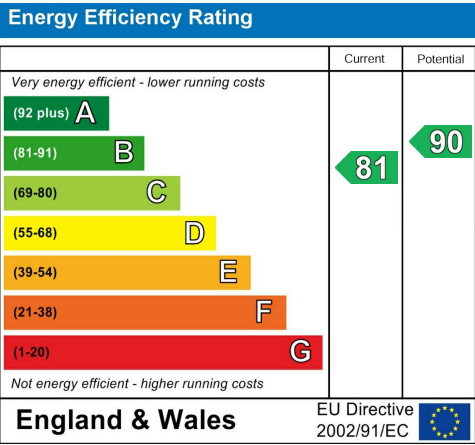
FLOOR PLAN



LOCATION



EPC



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