



Harness Lane, Boroughbridge Guide Price £359,995

A beautifully presented 4 bedroom detached property enjoying an enviable cul-de-sac location and featuring a reception hall with cloakroom/wc, 2 formal reception rooms, breakfast kitchen with integrated appliances, principal bedroom with built-in wardrobes and stylish en-suite shower room, 3 further bedrooms and a luxurious house bathroom.

*** DOUBLE WIDTH DRIVE, INTEGRAL GARAGE & SOUTH FACING REAR GARDEN ***



Inside

A reception hall with cloakroom/wc welcomes you to this fabulous home and doors lead off into a generous sitting room with bay window, feature fireplace and double doors opening into a delightful dining room with further double doors out into the south facing rear garden. The impressively appointed kitchen features great worktop space including a dining bar, base and wall storage and a range of integrated appliances (induction hob, eye-level oven and grill, fridge, freezer and dishwasher) complemented by a compact utility with freestanding appliance space and further access out into the rear garden.



The first floor landing leads off into a spacious principal bedroom with built-in double wardrobe and stylish en-suite shower room, 3 further bedrooms (1 with a built-in single wardrobe and 1 with a Sharps fitted double wardrobe) and a luxurious house bathroom with a shower over the bath, heated towel rail and a fitted storage cupboard.

Other internal features of note include gas fired radiator central heating, double glazing and a fully serviced security alarm system.



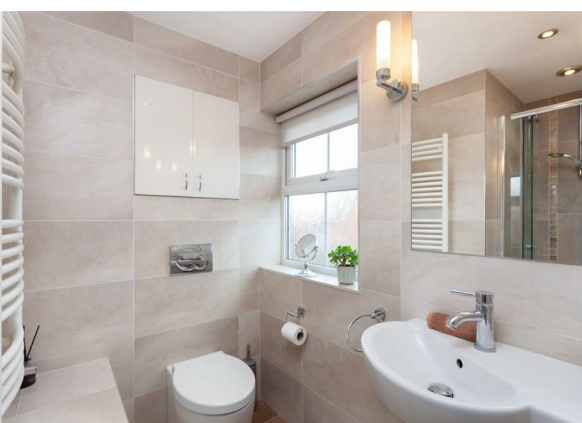
Outside

The front garden is mainly laid to lawn and a double width driveway provides parking and access into an integral single garage with both power and light connected.

The beautifully landscaped south facing rear garden enjoys a high degree of privacy and features an expansive Indian sandstone patio with steps up to a lawn.

Energy Efficiency

The property's current energy rating is C (71) and has the potential to be improved to an EPC of B (83).



Services

We have been informed by the Vendor that all mains services are connected to the property.

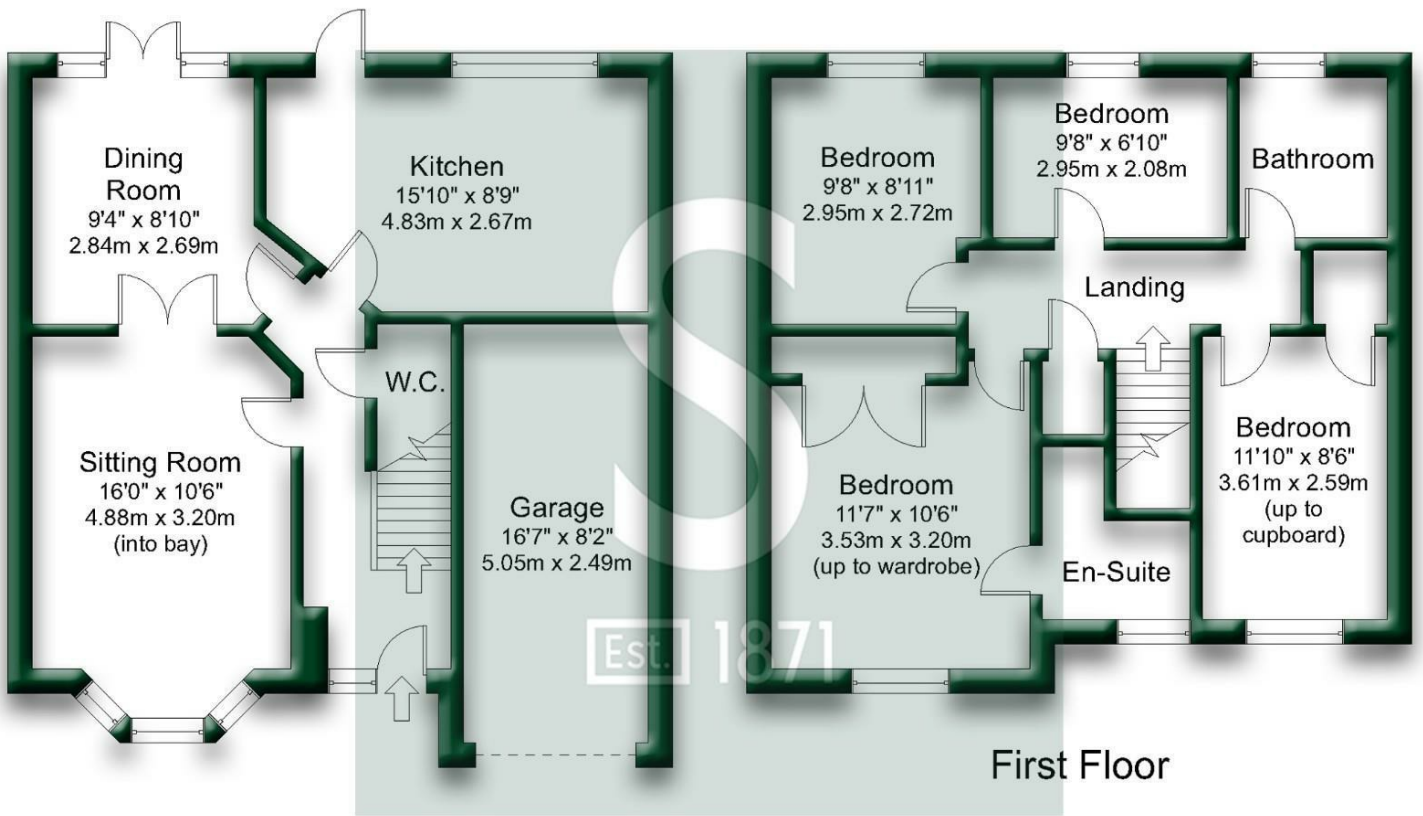
Tenure

We have been informed by the Vendor that the property is freehold.

Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is E. The postcode for the property is YO51 9PF.



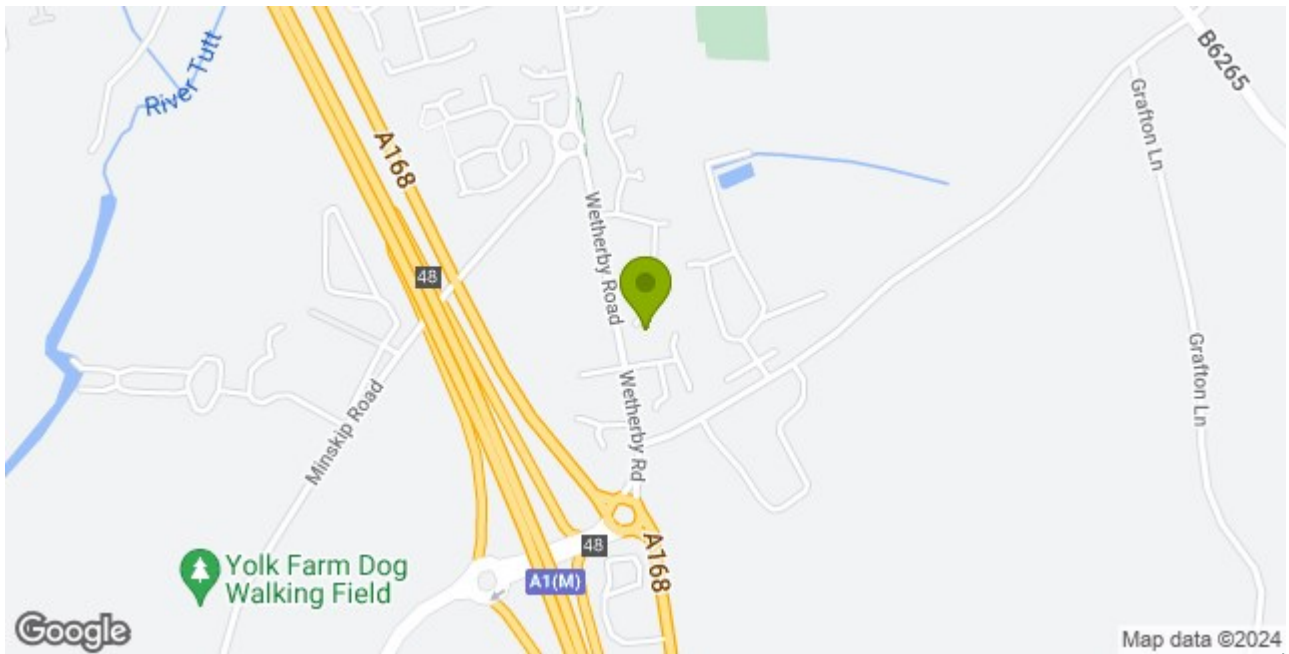


Ground Floor

First Floor

Gross internal floor area excluding Garage (approx.): 99.4 sq m (1,070 sq ft) Not to Scale. Copyright © Apex Plans.

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Partners

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- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

