



St. Johns Walk, Boroughbridge Guide Price £475,000

An impressive 3 bedroom detached property boasting around 2,104 sq ft of accommodation that includes extended ground floor living space that features 2 formal reception rooms and a stunning dining kitchen and living room plus a principal bedroom with en-suite shower, 2 further bedrooms and a bathroom complemented by generous parking, garage and a landscaped rear garden.

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Inside

The expansive ground floor living accommodation includes a double glazed storm porch opening into a spacious 17'6" (5.33m) long reception hall with cloakroom/wc and doors leading off into a generous snug with feature fireplace, 26'2" (7.97m) long sitting room with a further feature fireplace and 2 deep silled bay windows plus a stunning L-shaped dining kitchen and living room with an impressive roof lantern, bi-folding doors off the living area out into the rear garden and a stylish kitchen that features a central island with dining bar, generous storage, range cooker space, integrated dishwasher and further freestanding appliance space complemented by a useful utility room and access into the garage off the living area.

The first floor landing provides 2 storage cupboards and doors leading off into a fabulous split level principal bedroom suite that includes fitted wardrobes, twin wash basins and an en-suite shower room with a walk-in shower with a restricted head height of 5'10" (1.78m). The first floor also offers 2 further bedrooms (1 with fitted wardrobes) and a bathroom.

Other internal features of note include gas fired radiator central heating and double glazing.

Outside

The driveway provides generous parking and access into a single garage with remote control door.

The side garden provides a low maintenance area with an artificial lawn and the delightful rear garden enjoys a high degree of privacy and has been superbly landscaped to feature a covered outdoor dining/entertaining area to complement the lawn, flowerbed borders and block paved seating area.

Energy Efficiency

The property's current energy rating is D (68) and has the potential to be improved to an EPC rating of C (78).

Services

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

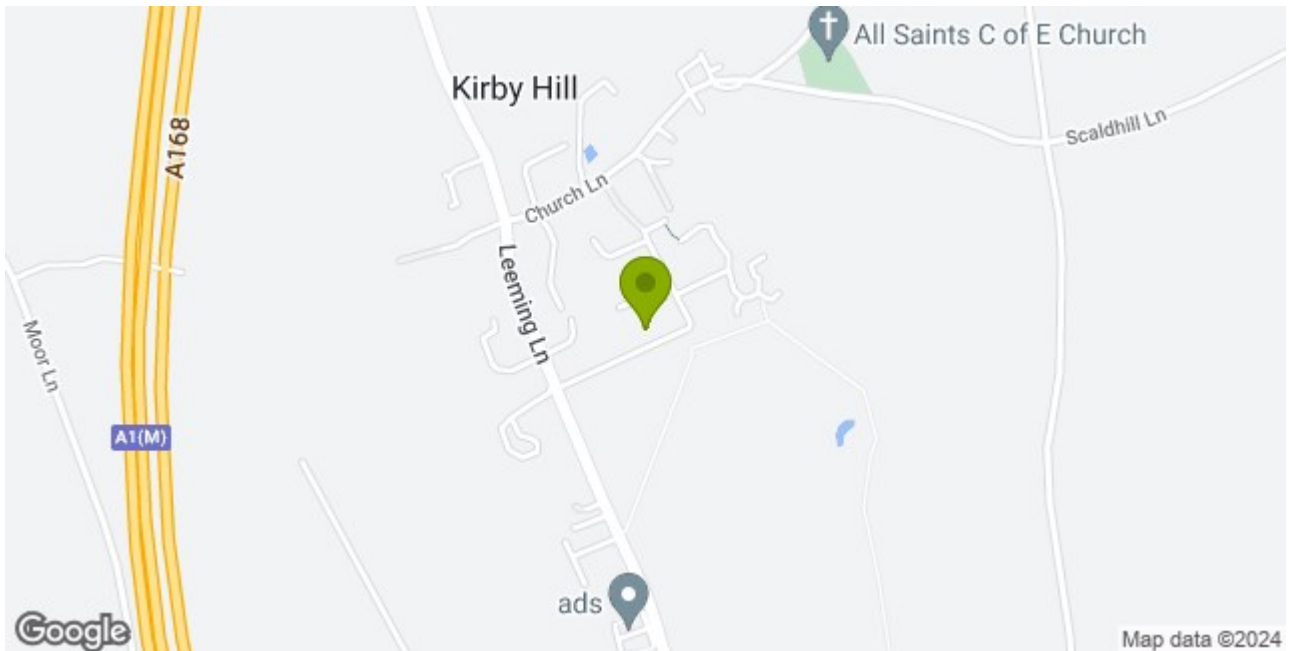
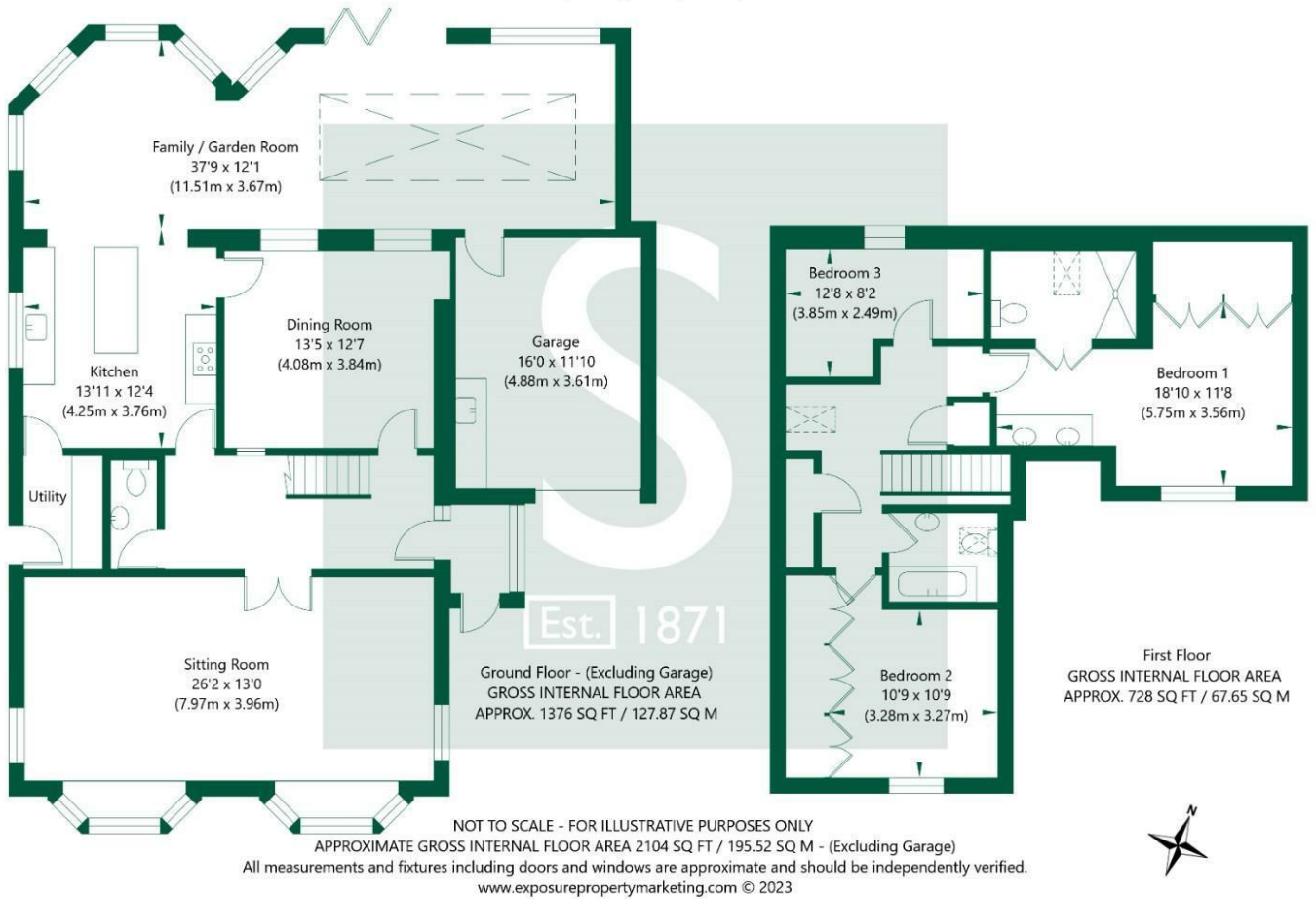
Tenure

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

Council Tax

This property is within North Yorkshire Council and the tax band is E.

St Johns Walk, Kirby Hill, York, YO51 9DJ



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Partners

- J F Stephenson MA (cantab) FRICS FAAV
- 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

