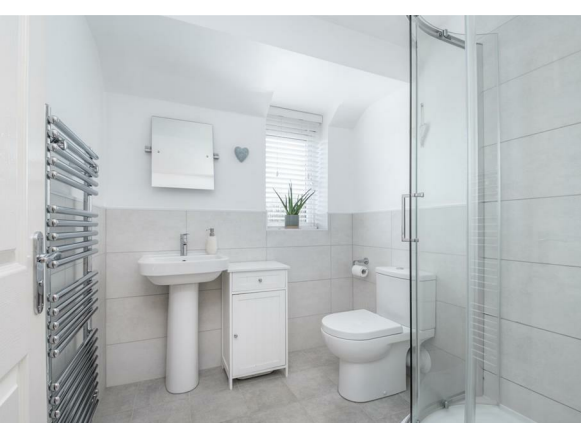




Abel Close, Boroughbridge, York £385,000

An impressively presented and recently upgraded 4 bedroom detached property featuring a reception hall with cloakroom/wc, 3 reception rooms, stylish kitchen and utility room (2021), principal bedroom with fitted wardrobes and luxurious en-suite shower room (2021) plus 3 further bedrooms and a house bathroom (2021).

*** DOUBLE WIDTH DRIVE, INTEGRAL GARAGE & DELIGHTFUL REAR GARDEN ***



Inside

A reception hall with cloakroom/wc and storage cupboard leads off into a 17'0" (5.18m) long living room with feature fireplace, coal effect gas fire and double doors into a formal dining room with a fabulous double glazed conservatory leading off. The stylish kitchen was replaced along with the utility room in 2021 to feature generous oak worktops and a range of attractive base and wall storage cupboards including a pull-out larder unit complemented by porcelain floor tiling and integrated appliances, to include a 5 burner gas hob, fan assisted oven and grill, fridge, freezer, dishwasher and washing machine. It should also be noted that a door off the kitchen provides access into the integral garage and a door off the utility room leads out into the rear garden.

The first floor landing leads off into a surprisingly spacious principal bedroom with fitted wardrobes and en-suite shower room (2021), 3 further bedrooms and a bathroom (2021)

Other internal features of note include gas fired radiator central heating system (new combiner's boiler 2021) and double glazing.

Outside

The front garden is mainly laid to lawn and an extended double width driveway provides parking and access into an integral single garage.

The delightful rear garden enjoys a high degree of privacy and features a lawn, 2 slate chipped seating areas, timber built garden store, flowerbed borders and a versatile paved area to the side of the property.

Energy Efficiency

The property's current energy rating is C (70) and has the potential to be improved to an EPC rating of 81 (B).

Services

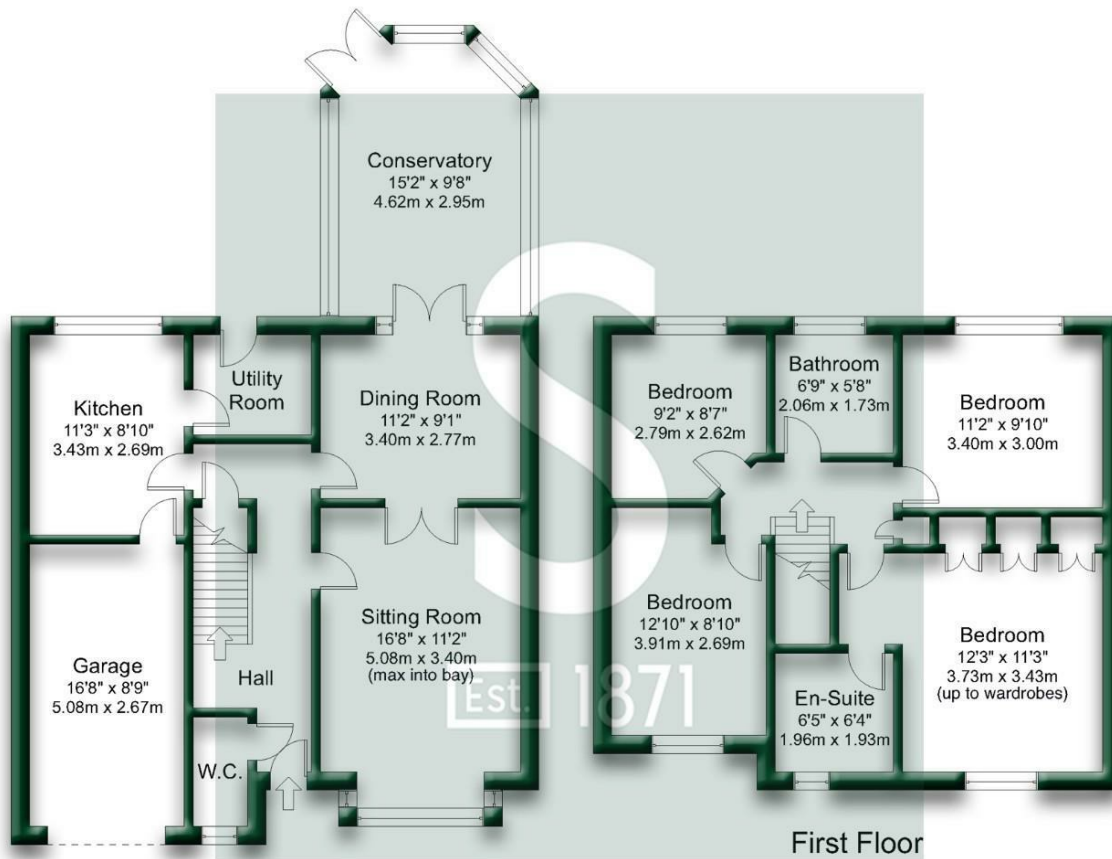
We have been informed by the Vendor that all mains services are connected to the property.

Tenure

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

Council Tax & Postcode

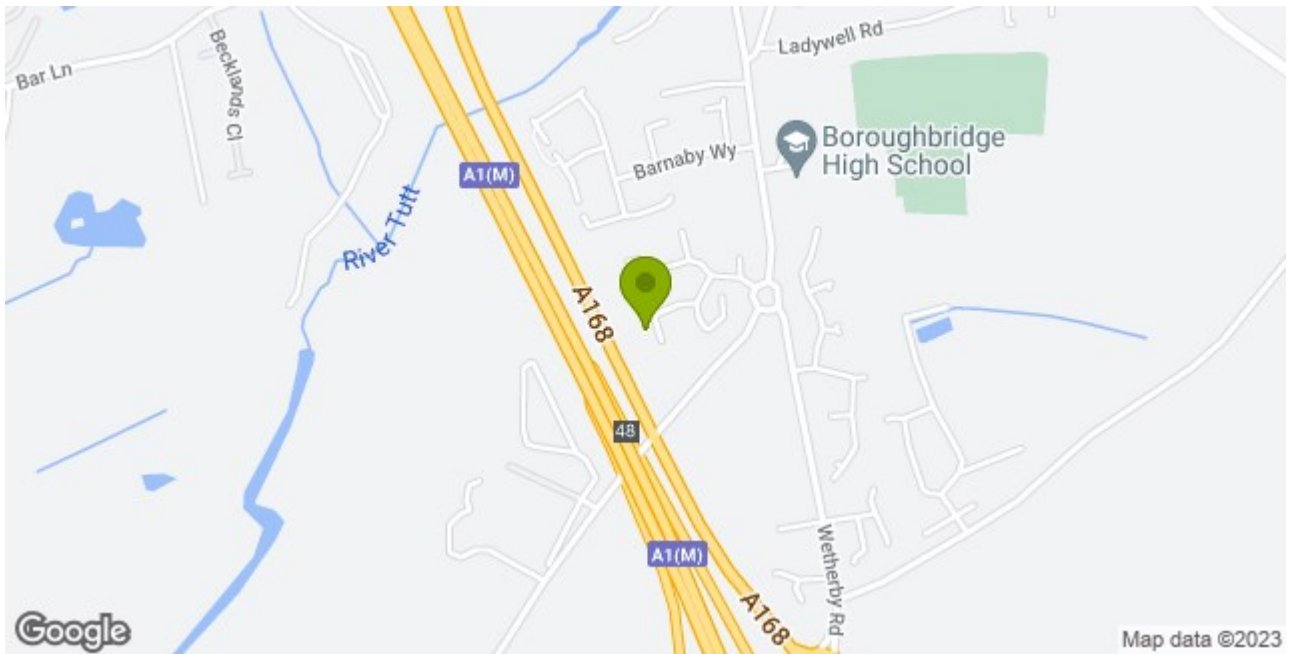
This property is within North Yorkshire Council and the tax band is E. The property's postcode is YO51 9US.



Ground Floor

Gross internal floor area excluding Garage (approx.): 124 sq m (1,335 sq ft)

Not to Scale.
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Stephensons

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