

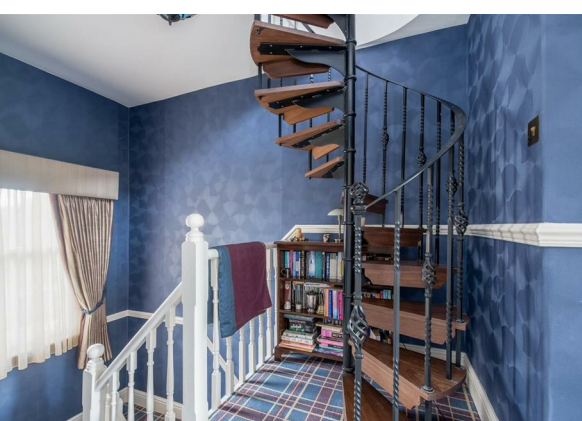


## Aldbrough, Boroughbridge Guide Price £499,995

A surprisingly spacious 3 bedroom period property located in the highly regarded village of Aldbrough and featuring around 1,450 sq ft of beautifully presented living spaces across 3 floors complemented by off road parking, garage and an idyllic rear garden.

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## Inside

The extended ground floor accommodation features a reception hall with cloakroom/wc and doors leading off into a study with rear garden views and a sitting room with period open fireplace and a bay window with rural glimpses. The heart of this home has to be the stunning L-shaped dining kitchen and living room which features a gas fired stove and a stylish 24'6" long dining kitchen with expansive Silestone worktops, generous storage, 10'10" high vaulted ceiling and integrated appliances complemented by sliding double glazed doors off the dining area out into the rear garden.

The first floor landing features a spiral staircase and doors leading off into 2 double bedrooms (both with period fireplace and 1 with rural glimpses) and a luxuriously appointed bathroom with both a bath and separate walk-in shower.

The attic space has been converted to currently provide a studio area and a single bedroom.

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

## Outside

A driveway to the side of the property provides parking and gated access through into the rear courtyard which includes a single garage, paved seating area and a useful garden store. Steps off the courtyard lead up to an idyllic rear garden which features an oval shaped lawn, flowerbed borders and paved seating area.

## Energy Efficiency

The property's current energy rating is E (53) and has the potential to be improved to an EPC rating of C (76).

## Services

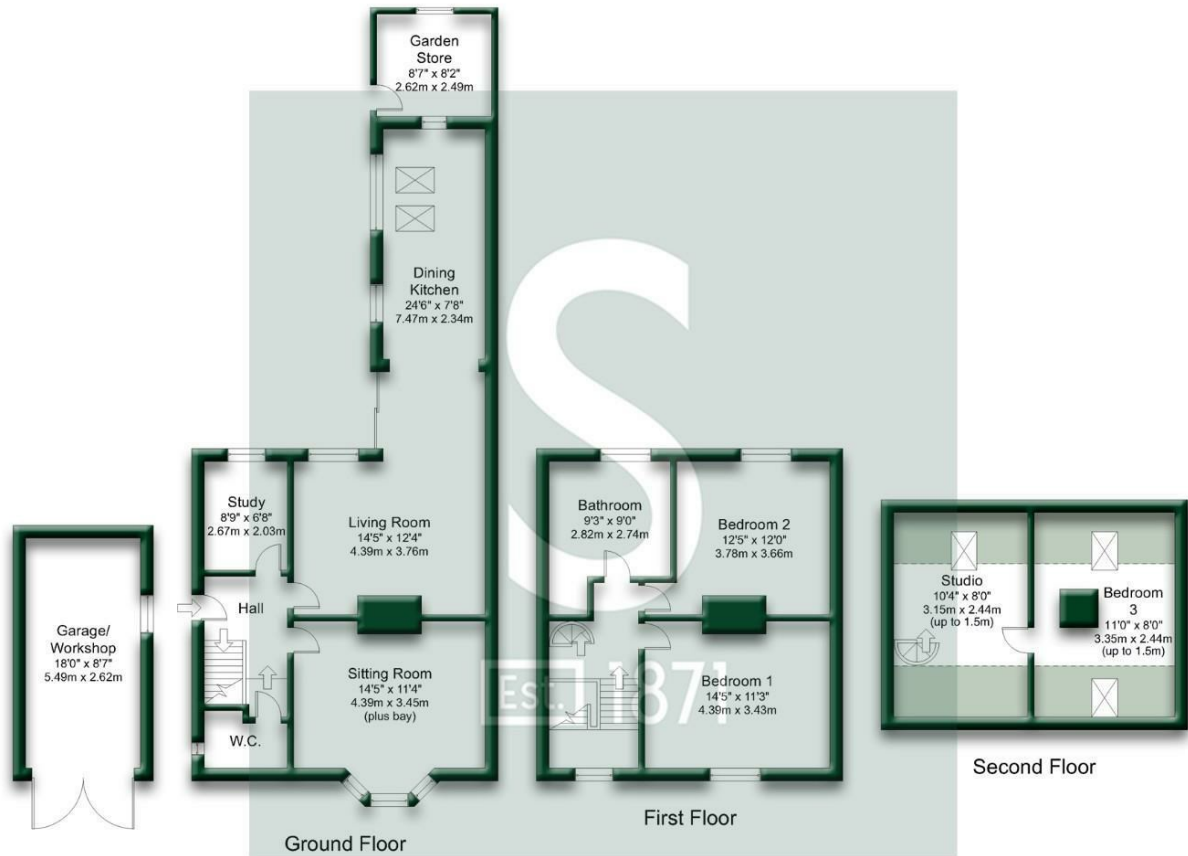
We have been informed by the Vendor that all mains services are connected to the property.

## 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 9EX.



Gross internal floor area excluding Garage, Garden Store & Eaves (approx.): 134.7 sq m (1,450 sq ft)  
 Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.  
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