



3 St Johns Avenue, Kirby Hill, Boroughbridge YO51 9DL

Stephensons



Stephensons

Guide Price £450,000

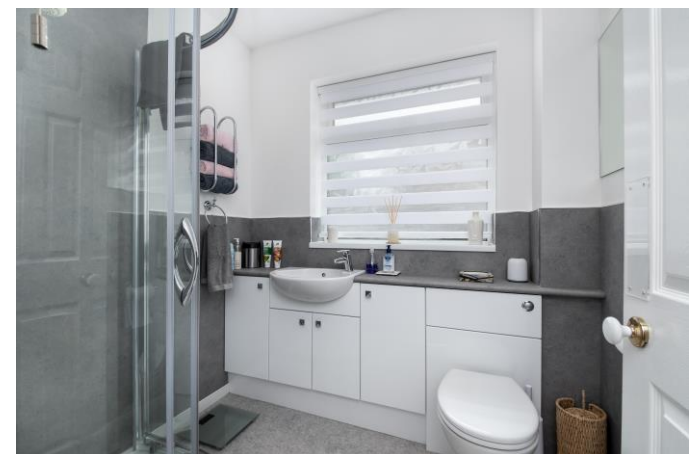
A stylish and spacious 4 bedroom detached property enjoying an enviable cul-de-sac position on the fringes of Boroughbridge, providing over 1,500 sq ft of beautifully presented flexible living space featuring a spacious sitting room, stunning L-shaped dining kitchen, generous utility room, conservatory, 2 ground floor bedrooms & a shower room plus 2 first floor bedrooms and a bathroom complemented by an attached garage and superbly landscaped gardens.

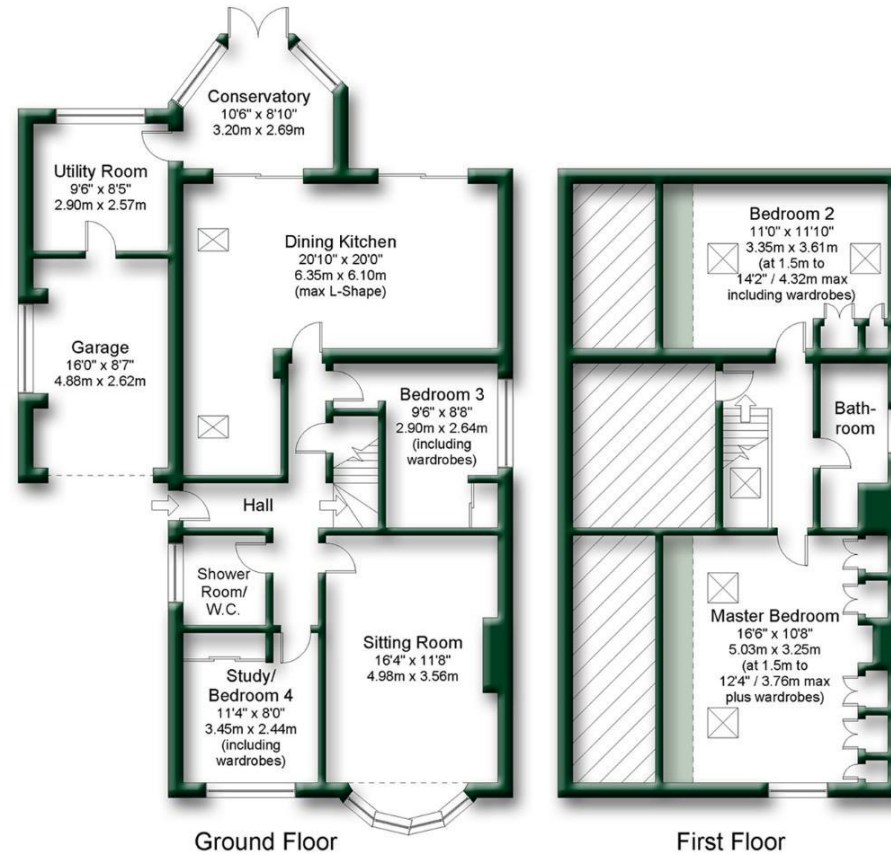
Harrogate Borough Council - Tax Band E

Viewings via Boroughbridge Office 01423 324324



A reception hall with cloaks cupboard leads off into a 16'4" long sitting room with feature fireplace and a stunning L-shaped dining kitchen boasting generous worktops and excellent storage, integrated appliances (dishwasher, fridge and freezer) and a Smeg range cooker, complemented by an oak topped central island with dining bar. Two sets of sliding doors lead off out into the rear garden and a conservatory with an adjoining utility room with personnel door into the garage. The ground floor also offers 2 bedrooms with fitted wardrobes and a shower room. The 1st floor landing with eaves storage cupboard leads off into an impressive 16'6" long master bedroom with an extensive range of built-in wardrobes and cupboards, a further double bedroom with fitted bedroom furniture and a tastefully appointed bathroom with both bath and separate walk-in shower. Externally a generous driveway provides parking and access to an attached garage (16'0"x8'7") with remote control door. The front garden is laid to lawn and there is gated storage space to the side. The superbly landscaped rear and side gardens enjoy a good degree of privacy and feature 2 paved seating areas and a garden shed.





Gross internal floor area excluding Garage & Eaves (approx.): 139.8 sq m (1,505 sq ft)

Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.

Not to Scale. Copyright © Apex Plans.

Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Stephensons
 York 01904 625533
 Haxby 01904 809900
 Knaresborough 01423 867700
 Selby 01757 706707
 Boroughbridge 01423 324324
 Easingwold 01347 821145
 York Auction Centre 01904 489731

Partners
 JF Stephenson MA (Cantab) FRICS FAAV
 IE Reynolds BSc (Est Man) FRICS
 REF Stephenson BSc (Est Man) MRICS FAAV
 NJC Kay BA (Hons) pg dip MRICS
 OJ Newby MNAEA
 JE Reynolds BA (Hons) MRICS
 RL Cordingley BSc FRICS FAAV
 JC Drewniak BA (Hons)

Associates
 CS Hill FNAEA
 N Lawrence

Regulated by RICS Stephensons is the trading name for Stephensons Estate Agents LLP Partnership No: OC404255 (England & Wales) Registered Office: 10 Colliergate York YO1 8BP



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that: Messrs Stephensons with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.

- The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
- No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
- Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.