

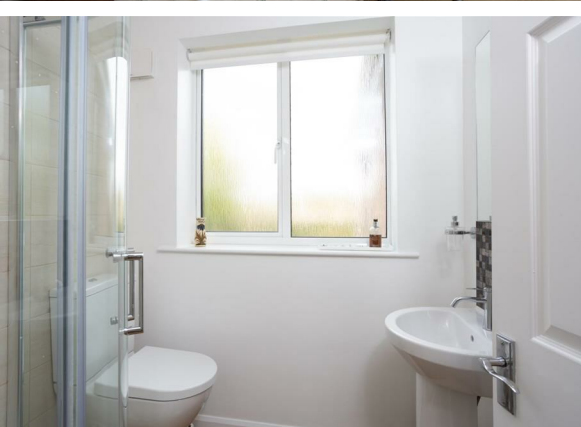


## Ladywell Road, Boroughbridge Guide Price £485,000

A stylish and surprisingly spacious 3/4 bedroom detached property, set within glorious gardens and grounds approaching one fifth of an acre. Features include extended flexible ground floor living space, stunning dining kitchen, bathroom, separate shower room and generous parking.

\*\*\* NO ONWARD CHAIN \*\*\*

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## Inside

Extended and comprehensively restyled by the current owners in 2018, the property features a reception hall which leads off into a sensibly sized study/occasional 4th bedroom, shower room with wc, and a 17'11" (5.46m) long dual aspect sitting room with feature fireplace, wall light points, and sliding double glazed doors allowing access out onto a fabulous terrace.

The heart of this outstanding home is the stunning L-shaped dining kitchen and living area to the rear of the property that features a high vaulted ceiling with 4 remote control skylights, and further sliding double glazed doors out onto the terrace. The superbly appointed kitchen provides generous storage, quartz worktops and a substantial central island with dining bar, and a range of integrated appliances complemented by a utility room.

The first floor landing leads off into an impressive 17'10" (5.44m) long dual aspect principal bedroom with fitted wardrobes and delightful elevated views to the rear, 2 further bedrooms and a stylish bathroom.

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

## Outside

The front garden is mainly laid to lawn, and a double width driveway provides generous parking and access into an attached single garage with power, light and a remote control door.

The idyllic rear garden has been beautifully landscaped by the current owners to include an expansive paved seating terrace enjoying elevated views with steps and pathways leading down onto a lawn with well stocked flowerbed borders, and further pathways leading down to a sheltered kitchen garden that features raised veg beds, greenhouse and useful storage space. In total the plot of this property extends to around 0.19 of an acre.

## Energy Efficiency

The property's current energy rating is C (71) and has the potential to be improved to an EPC rating of B (84).

## Services

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

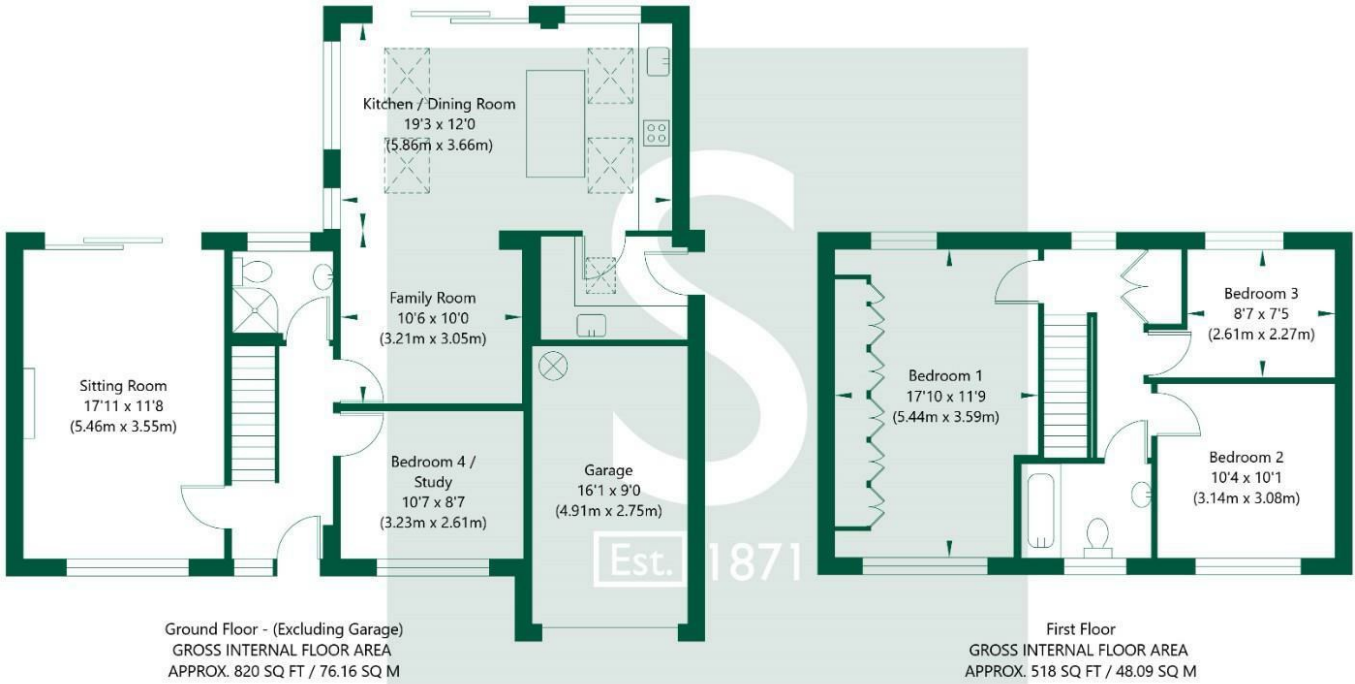
## Tenure

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.

Ladywell Road, Boroughbridge, YO51 9HL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1338 SQ FT / 124.25 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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