



Greenholme Close, Langthorpe, Boroughbridge Guide Price £425,000

An individually designed and surprisingly spacious 4 bedroom detached property, boasting a beautifully presented interior complemented by a superbly landscaped south facing rear garden.

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Inside

A reception hall with cloakroom/wc leads off into a large L-shaped lounge/dining room, featuring an impressive red brick inglenook fireplace with wood burning stove, and double doors off the dining area into a double glazed conservatory with rear garden views, and double doors opening out into the rear garden. The stunning kitchen benefits from underfloor heating and provides generous worktop space, and an extensive range of base and wall storage cupboards, complemented by a comprehensive range of integrated appliances, to include a 5 ring gas hob with extractor hood above, eye-level double oven and grill, microwave, fridge, freezer, washing machine and a vented tumble dryer.



The 1st floor landing leads off to a superbly appointed master bedroom with fitted wardrobes and en-suite shower room, 3 further bedrooms (2 with fitted wardrobes), and a newly appointed house bathroom.

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

Outside

Externally there is a block paved driveway, integral double garage (17'4" x 16'4") with remote controlled door, plus an additional detached single garage (16'6" x 8'3"). The side and rear gardens have been attractively landscaped to feature a lawn, paved pathways, delightful seating areas, external lighting and power points plus a timber garden store.



Energy Efficiency

The property's current energy rating is C (69) and has the potential to be improved to an EPC rating of C (80).

Services

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

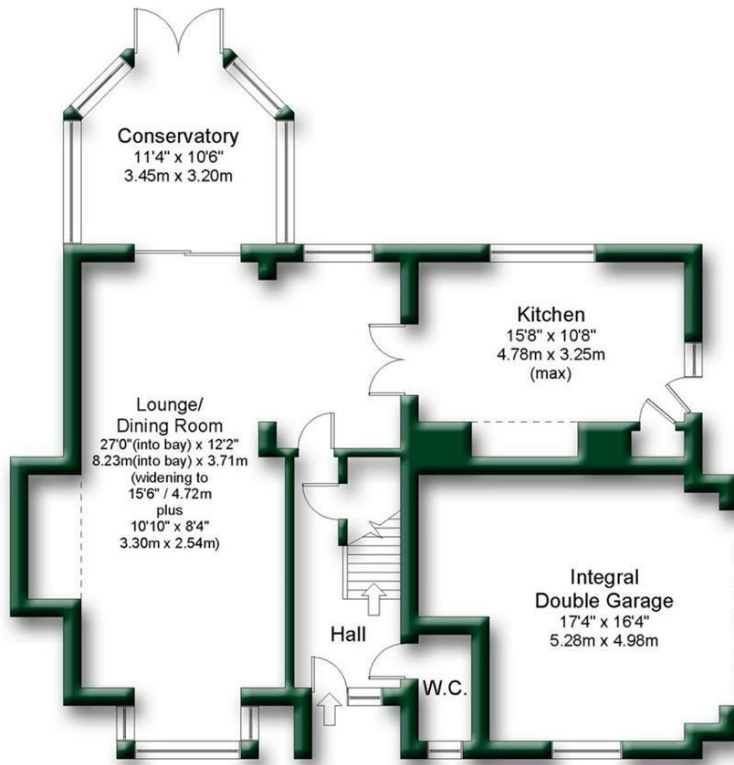
Tenure

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

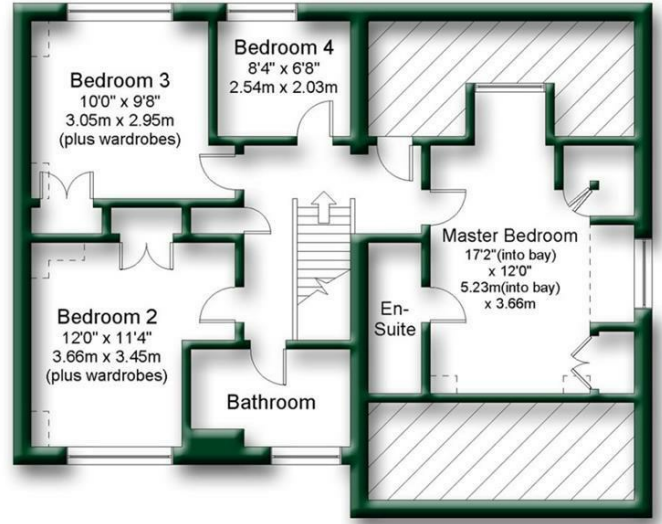
Council Tax & Postcode

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





Ground Floor



First Floor

Gross internal floor area excluding Garage (approx.): 134.5 sq m (1,448 sq ft)

Not to Scale.

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- J E Reynolds BA (Hons) MRICS
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- J C Drewniak BA (Hons)

Associates

- N Lawrence

