



Brigante Place, Boroughbridge Asking Price £400,000

**** IMMACULATELY MAINTAINED ****

A stunning detached house, recently built with an upgraded specification featuring a superb breakfast kitchen, master bedroom suite and private lawned rear garden, all contributing to an ideal family environment.



Accommodation

This superbly well-presented family house offers a spacious 4 bedroom detached living accommodation positioned centrally within the much sought after Harclay Park, Barratt Homes Development.

The Development itself is positioned on the edge of the market town of Boroughbridge and as such offers ideal transport links via the A1 motorway to both South Yorkshire, Leeds and Teeside.

The property benefits from 9 remaining years from its original NHBC warranty, remainder of the 1 year Builders warranty (this includes internals), and also benefits from gas fired central heating throughout and has an excellent energy performance rating.

Internally, the property which features upgraded flooring throughout, is entered through a double glazed front door into a spacious reception hall with staircase leading to the first floor accommodation, built-in cloaks cupboard and built-in under stairs storage cupboard.

The principal reception room is a spacious lounge located at the front of the house with television aerial point and radiator.

Without doubt the feature room of the property is the stunning open plan breakfast kitchen which is located at the rear of the house with French doors running out onto the rear garden beyond.

The upgraded kitchen has a modern range of built-in base units to 2 sides with matching high level storage cupboards, marble effect laminate worktops and stainless steel sink unit.

There is a built-in electric oven with 4 point induction hob unit and brushed stainless steel extractor canopy. The kitchen also benefits further from integrated fridge and freezer units as well as a built-in dishwasher. There is ample space for a dining table in addition to a radiator and television aerial point.

Located off the kitchen is a utility room with additional fitted worktop and plumbing for an automatic washing machine. The ground floor accommodation is completed by a cloak room having a low flush w/c and corner wash hand basin.

The first floor landing services all the first floor accommodation and includes a double fronted built-in airing cupboard and radiator.

The master bedroom is located at the front of the house and includes a contemporary ensuite shower room having a low flush w/c, wash hand basin and walk-in shower cubicle with full height tiled surround.

Within the property are 3 further spacious double bedrooms and all 4 bedrooms include radiators and uPVC framed double glazed casement windows.

The internal accommodation is completed by a modern house bathroom which has a low flush w/c, wash hand basin and inset panelled bath with wall mounted shower attachment and full height tiled surround.

To The Outside

The property is accessed directly of Brigante Place onto a blocked paved front driveway which provides off street parking for 2 vehicles and in turn gives access to the integral single garage which has an up and over garage door and is equipped with electric light and power.

The property's front garden is laid to lawn and there is gated access down the side of the property through into the rear garden beyond.

Directly to the rear of the property is the large South West facing garden with flagged patio which steps out onto an extensive rectangular area beyond which is extensively laid to lawn with surrounding fenced boundaries.

Based on similar new build developments, the property enjoys a generous garden which is child and dog proof and ideal for outside entertaining.

An early inspection of both the internal and external accommodation is strongly recommended to appreciate the true quality of the opportunity on offer.

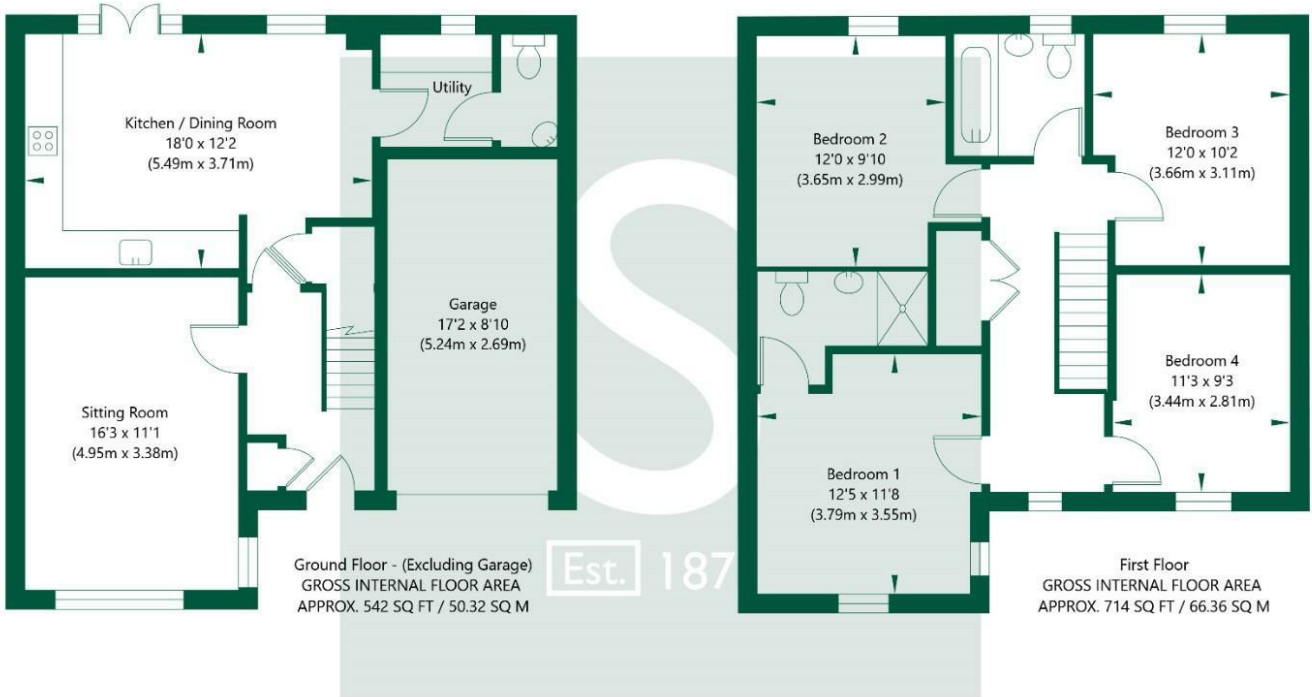
Energy Efficiency

The property's current energy rating is B (84) and has the potential to be improved to an EPC rating of A (93).

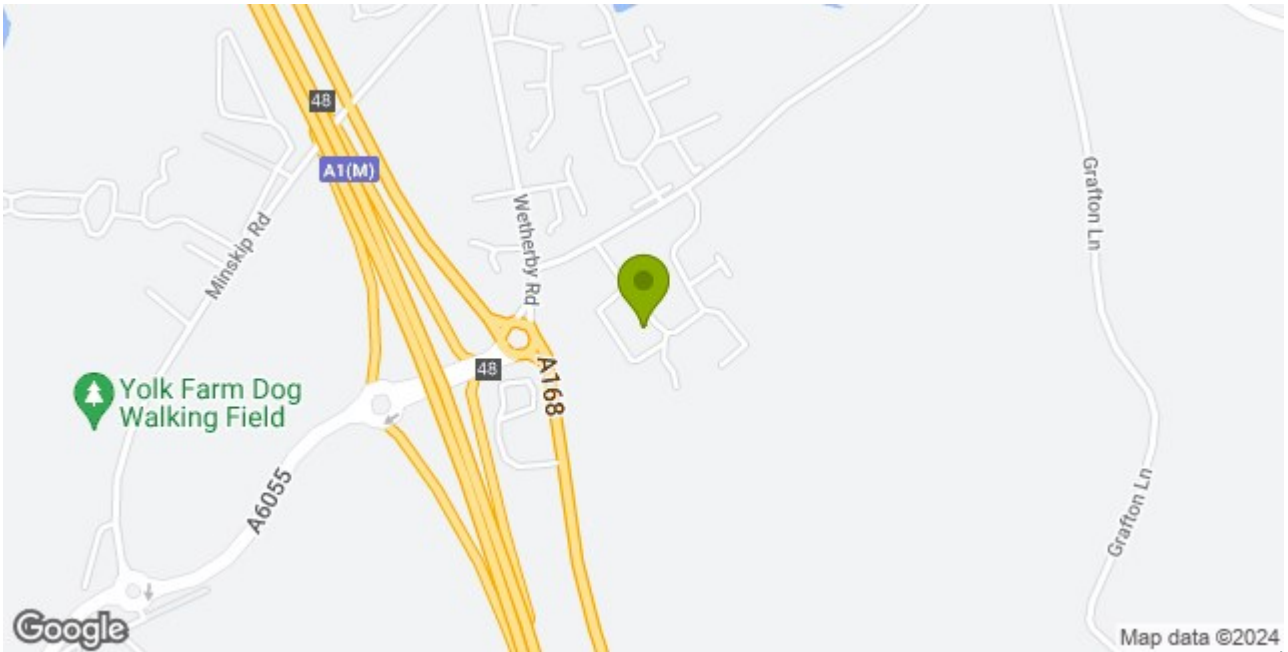
Agents Note

Please note that included in the sale are the light fittings throughout, wooden ventilation blinds, and the two triple wardrobes which can be found in two of the bedrooms.

Brigante Place, Boroughbridge, York, YO51 9SB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1256 SQ FT / 116.68 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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