



## Southolme Close, Boroughbridge Offers Over £375,000

\*\*\* FEATURE KITCHEN / DINING ROOM \*\*\*

A well presented 4 bedroom semi-detached property which has been skillfully extended and offers flexible living, private gardens, and a useful integral single garage.



## Foreword

This extended 4 bedroom semi-detached property, which has been kept in great order, occupies a corner position on a small cul-de-sac and is located off one of the most highly regarded streets, and offers quick and easy access into Boroughbridge Town Centre and other local amenities.

## Accommodation

The property is entered via a uPVC panelled door into a reception hall with cloakroom/wc with a heated towel rail, and a staircase leading to the first floor accommodation. The hall is laid with tiled flooring and includes a thermostatic heating control panel.

Leading off the hall there is access to the principal reception room, which is a through sitting room/dining room/study space with feature log effect gas fire, a TV aerial point, and sliding double glazed uPVC doors out to the garden beyond, making the whole room dual aspect allowing for great natural light.



The downstairs living space is completed by the flexible and partly open plan kitchen/dining room with oak flooring, and is located to the rear of the property which provides access to both the garden and an internal door into the integral single garage. The kitchen features timber worktops with a white ceramic Belfast sink, matching high and low level storage cupboards, a Cannon Hotpoint range cooker with a six point gas hob and white ceramic tile splash backs. There is also plumbing for an under unit dishwasher and plenty of freestanding appliance space.

To the first floor the landing leads to two well sized double bedrooms, the main bedroom of which is to the rear of the property and has a fitted wardrobe with sliding doors.



Bedroom 2 is located at the front of the property and has ample space for freestanding wardrobes and units. Bedroom 4 is also positioned to the front of the property, and has been nicely configured to create an excellent study space with shelving for those requiring a remote working space, but it can also be returned to a single bedroom should the new buyer require.

The modern house bathroom is tastefully presented with large marble effect tiles to the floor and walls. The shower includes a rain head and separate handheld shower attachment over the bath, with a black framed Crittall style glass screen. In addition there is a low flush WC with wall mounted wash hand basin.

From the landing there is a further set of stairs taking you up to the skillfully converted loft space, providing an area with a double fronted fitted wardrobe and in turn leading into bedroom 3 which features an en-suite shower room with low flush WC and wash hand basin, there is a Velux rooflight and side window providing the room with plenty of natural light.



## To The Outside

The property is accessed off Southolme Close and features a front garden mainly laid to lawn with a hedged border beneath the front window and a tarmacked driveway with off street parking for a number of vehicles. In turn the driveway leads up to the painted timber doored integral garage, with power and light, an under stairs storage cupboard, plumbing for both washing machine and dryer, and also houses the Worcester gas boiler.

There is a stone flagged path down the left of the property with gated access to the rear, immediately through the gate the path leads out onto a matching stone flagged patio overlooking the low maintenance lawned garden, surrounded by mature hedged borders providing a high degree of privacy. The stone flagging is extended from the patio along the back of the property to a timber decking perfect for catching the morning sun.

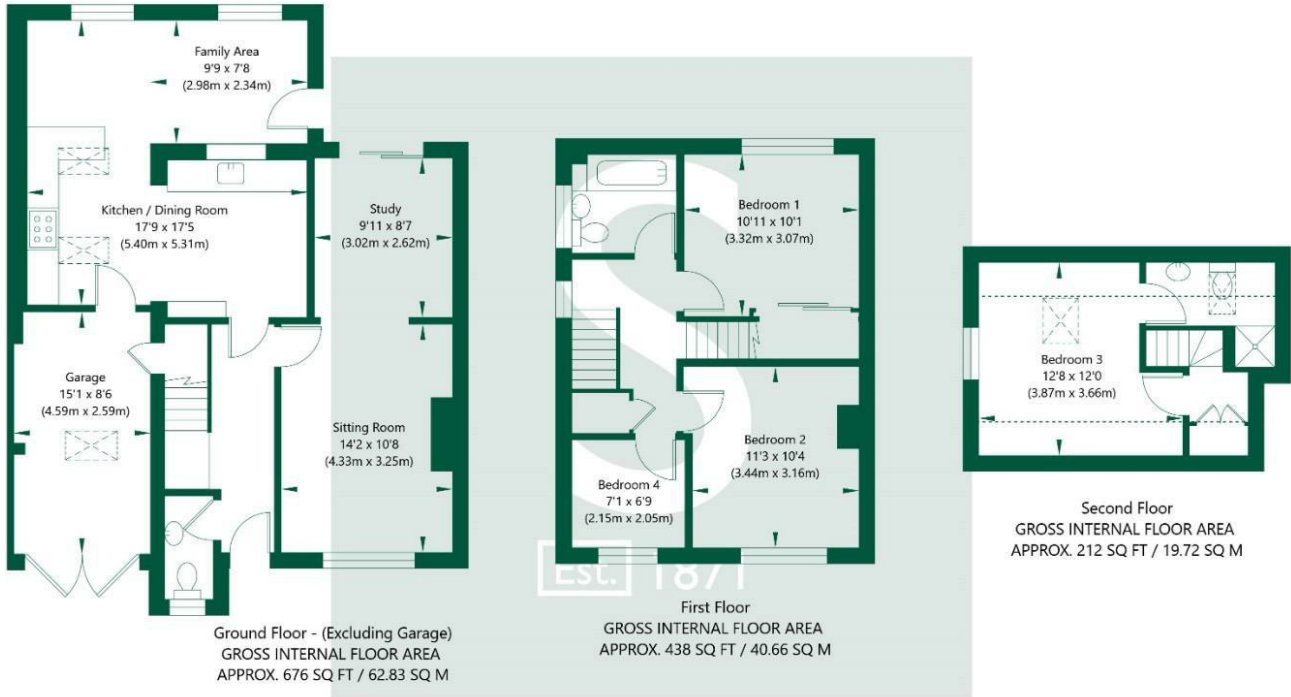
The property benefits from gas fired central heating and uPVC framed double glazed windows throughout, and is certain to be of interest to both professional couples and families.

## Energy Efficiency

The property's current energy rating is C (72) and has the potential to be improved to an EPC rating of B (81).



Southolme Close, Boroughbridge, York, YO51 9AU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1326 SQ FT / 123.21 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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