



Battle Close, Boroughbridge Guide Price £425,000

An impressive 4 bedroom detached property built in 2013 by Bellway Homes and forming part of an exclusive cul-de-sac of detached properties. The living accommodation on offer includes a fabulous 25'9" (7.85m) long dining kitchen, principal bedroom with en-suite shower room and 3 further good sized bedrooms complemented by an integral single garage and a superbly landscaped rear garden.

*** ENVIABLE CUL-DE-SAC LOCATION ***

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Inside

A reception hall with cloakroom/wc leads off into a generous sitting room and a superb 25'9" (7.85m) long dining kitchen featuring an extensive range of base and wall storage units complemented by integrated appliances and double doors off the dining area opening out into the rear garden.



The first floor landing leads off into a principal bedroom with fitted wardrobes and en-suite shower room, 3 further bedrooms (1 with further fitted wardrobes) and a house bathroom with heated towel rail.

Other internal highlights include gas fired radiator central heating, double glazing and solar panels which not only supplement the property's energy supply but also provide an income (further details are available upon request).

Outside

The front garden is mainly laid to lawn and a double width driveway provides parking and access into an integral single garage. The rear garden has been superbly landscaped to feature a lawn, 2 paved seating areas and well stocked flowerbed borders.



Energy Efficiency

The property's current energy rating is B (81) and has the potential to be improved to an EPC rating of B (90).

Services

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

Tenure

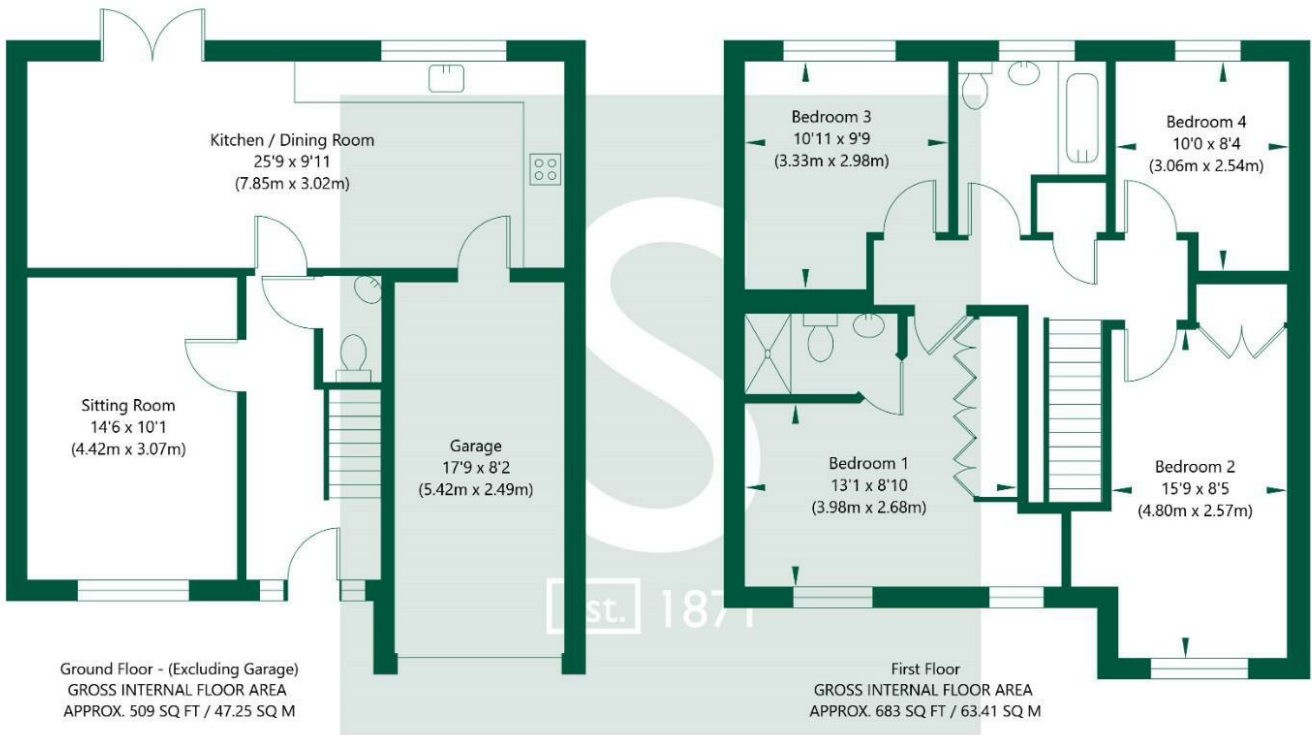
We have been informed by the Vendor that the property is freehold.

Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is E.



Battle Close, Boroughbridge, YO51 9GN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1192 SQ FT / 110.66 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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