



## Smithsons Grove, Boroughbridge Guide Price £375,000

\*\*\*\* SUPERB BREAKFAST KITCHEN \*\*\*\*

A modern detached house occupying a choice corner plot position, featuring a superb breakfast kitchen with conservatory, and benefiting from a master suite, and a generous private lawned rear garden.





## Accommodation

A modern detached house occupying a choice corner plot position within the highly regarded and ever popular Smithson Grove development, which is certain to be of interest to both young and mature families alike.

Internally, the property is entered from the front into an entrance hall with radiator and double glazed front door.

The hall in turn accesses the downstairs cloakroom which has a low flush WC and pedestal wash hand basin with tiled splashbacks. The cloakroom also includes a radiator.

There is a central reception hall with staircase leading to the first floor accommodation, in addition to a double radiator and thermostatic control panel.

The principal reception room is a spacious lounge located at the front of the house having a feature living flame coal effect gas fire set on a marble hearth with matching surround. The lounge includes a television aerial point and double radiator.

One of the outstanding rooms of the property is the breakfast kitchen located at the rear which has a stylish range of built-in base units with laminated splashbacks and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen includes a Montpellier 5 point range cooker with extractor canopy. There is plumbing for an automatic washing machine as well as a built-in NEFF dishwasher and integrated fridge and freezer unit. The kitchen includes a wine display and breakfast bar with ceiling down lighters, built-in understairs storage cupboard and side entrance door.

An archway leads through into the rear conservatory which is of brick and uPVC construction with surrounding casements windows and French doors leading out onto the rear gardens beyond. The conservatory also benefits from a double radiator and tiled flooring.

The property has 3 bedrooms, the main bedroom which is located at the front having a range of built-in bedroom furniture including a bed surround with matching wardrobes, bedside units, and overhead storage. There is an ensuite shower room having a low flush WC, wash hand basin and shower cubicle with full height waterproof panelled surround. The ensuite includes a radiator and extractor fan.

Bedroom 2 is located at the rear being a further spacious double room with bedroom 3 a single bedroom and houses the airing cupboard with hot water cylinder, and electric immersion heater. All 3 bedrooms benefit from radiators.

Finally, there is a house bathroom with a low flush WC, wash hand basin and inset bath with half height tiled splashbacks. There is a radiator and extractor fan.

## To The Outside

The property is accessed directly off Smithson Grove onto a front driveway which provides off street parking. The driveway in turn gives access to an attached garage which has been partitioned to create storage and gymnasium or studio.

The property's front garden is laid to lawn with a flagged pathway which continues down the side of the property through a garden gate into the rear garden beyond.

Adjoining the side and rear elevations is a substantial flagged patio providing ample space for garden furniture. The patio steps out onto a lawned garden beyond which is rectangular in nature and enclosed to all sides by fenced boundaries ideal for children, grandchildren, and pets.

There is secondary garage access at the rear and a timber built garden shed which is included with the sale.

The garden features external lighting and has an outside water tap.

The property benefits from gas fired central heating throughout and an early inspection is strongly recommended to appreciate the opportunity on offer.

## Energy Efficiency

The property's current energy rating is D (60) and has the potential to be improved to an EPC rating of C (77).

## Additional Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

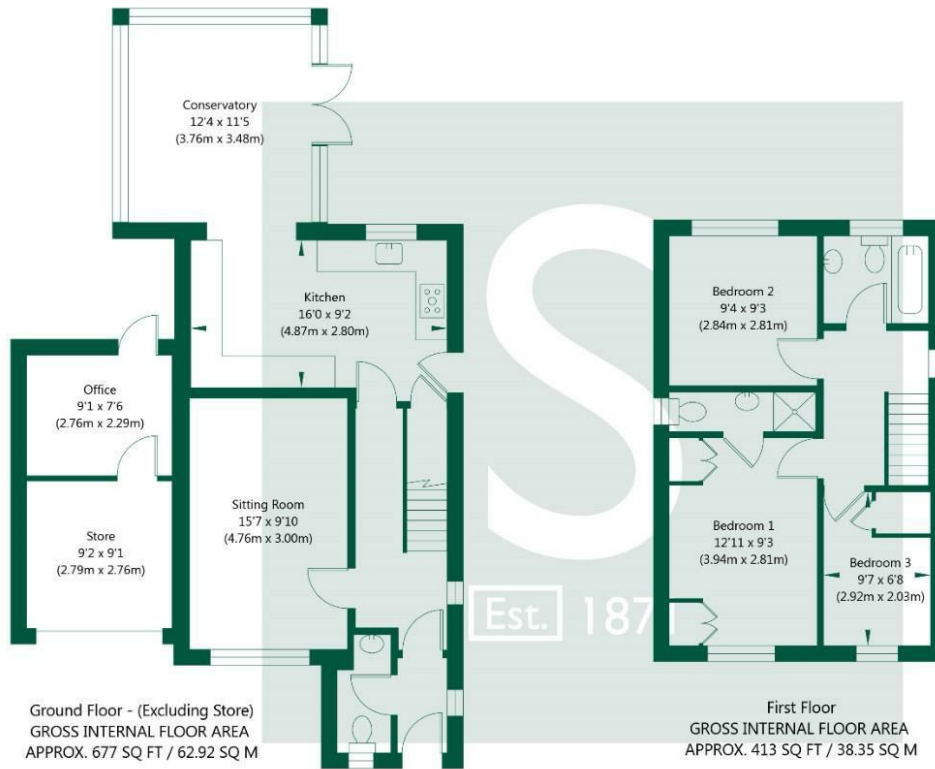
Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: D - North Yorkshire Council

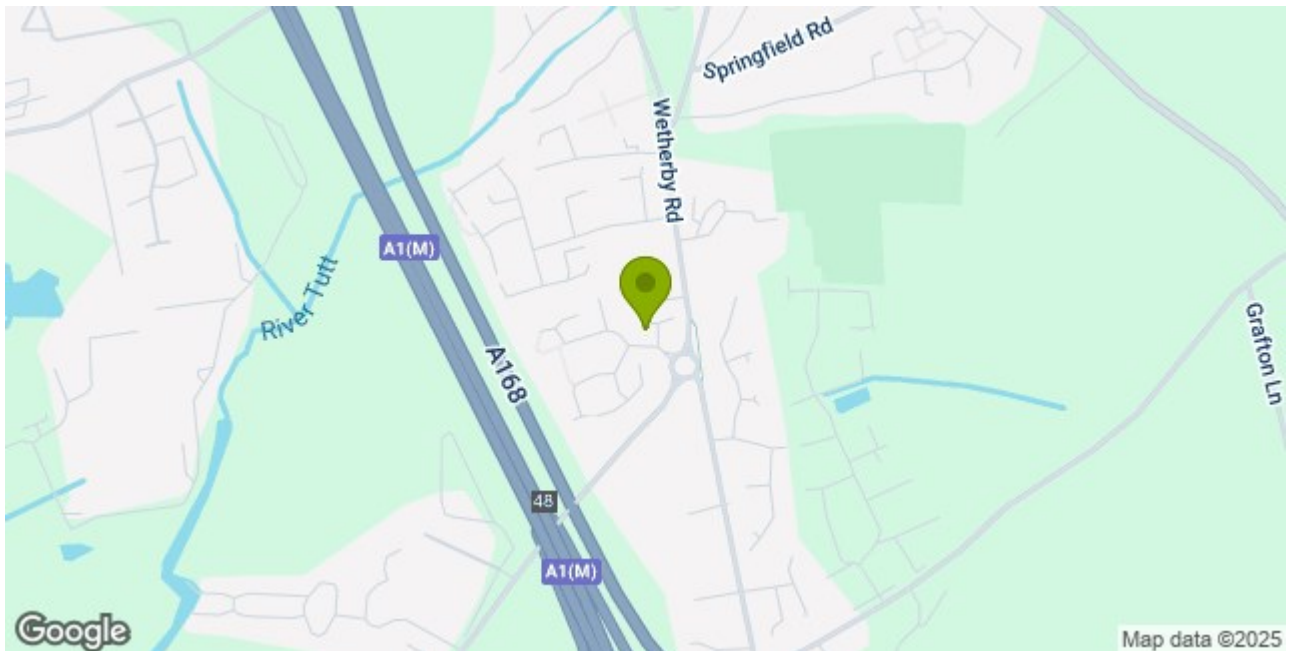
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.

# Smithson Grove, Boroughbridge, YO51 9UZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1090 SQ FT / 101.27 SQ M - (Excluding Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

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N J C Kay BA (Hons) pg dip MRICS
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J E Reynolds BA (Hons) MRICS
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## Associates

N Lawrence

