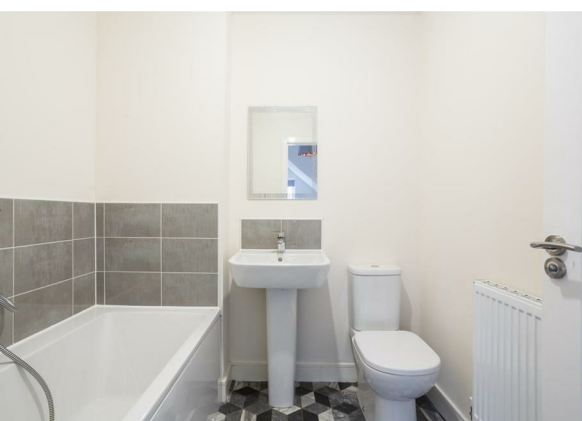




## Oak Close, Boroughbridge Asking Price £270,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A well presented 3 bedroom, 3 storey semi detached house with private garden and off road parking. The property features a master bedroom suite and has 5 years remaining on its original new home warranty.



## Accommodation

An ideal opportunity to acquire this well presented 3 storey semi-detached house occupying a choice position within this much sought after development.

Internally, the property is entered through a double glazed front door into a reception hall with staircase leading to the first floor accommodation having a spindle balustrade and hand rail. The hall includes a recessed cupboard with wall mounted Ideal gas fired central heating boiler. In addition, there is a radiator and under stairs cupboard.

Located off the hall is a downstairs cloakroom having a low flush W/C and pedestal wash hand basin. Radiator and extractor fan.

There is a modern kitchen having a range of built-in base units to 2 sides with laminated worktops and inset stainless steel sink unit. A range of matching high level storage cupboards with Indesit built-in electric oven and 4 point gas hob unit with extractor canopy. The kitchen includes plumbing for a washing machine and dishwasher and provides ample space for a free standing fridge freezer unit. Vinyl flooring and radiator.

The property has a rear lounge with uPVC framed double glazed French doors leading out to the rear gardens beyond. The lounge includes a radiator and television aerial point.

Located on the first floor are 2 good sized bedrooms both of which benefit from radiators and uPVC framed double glazed casement windows. A separate landing with staircase leads to the second floor master bedroom, and the first floor accommodation is completed by a house bathroom which includes a low flush W/C, pedestal wash hand basin and inset bath with half height tiled surround. The bathroom also includes a radiator and extractor fan.

The master bedroom located on the second floor is a superb double bedroom with Dormer windows to the front elevation and radiator. There is a generous ensuite shower room which has a low flush W/C, pedestal wash hand basin and walk-in shower cubicle with full height tiled splashbacks. The ensuite includes a double glazed Velux roof light and radiator.

## To The Outside

The property is set within the exclusive Oak Close development which was built in 2019 and is highly regarded within the town.

To the front of the property is a lawned garden with slate chip border and a shared private driveway with hardstanding at the rear provides allocated off road parking for 2 vehicles.

Running full width across the rear elevation is a flagged patio which steps out onto a shaped rear garden beyond which is laid to lawn with raised and planted side and rear borders and fitted garden seat. The rear garden is enclosed to all sides by fenced boundaries and gated rear access, and an outside water tap is located off the rear elevation.

Agent's Note: - The property has 5 years remaining of its original 10 year new home warranty. It is also available as a shared ownership (please enquire for more information).

## Energy Efficiency

The property's current energy rating is B (84) and has the potential to be improved to an EPC rating of A (95).

## Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

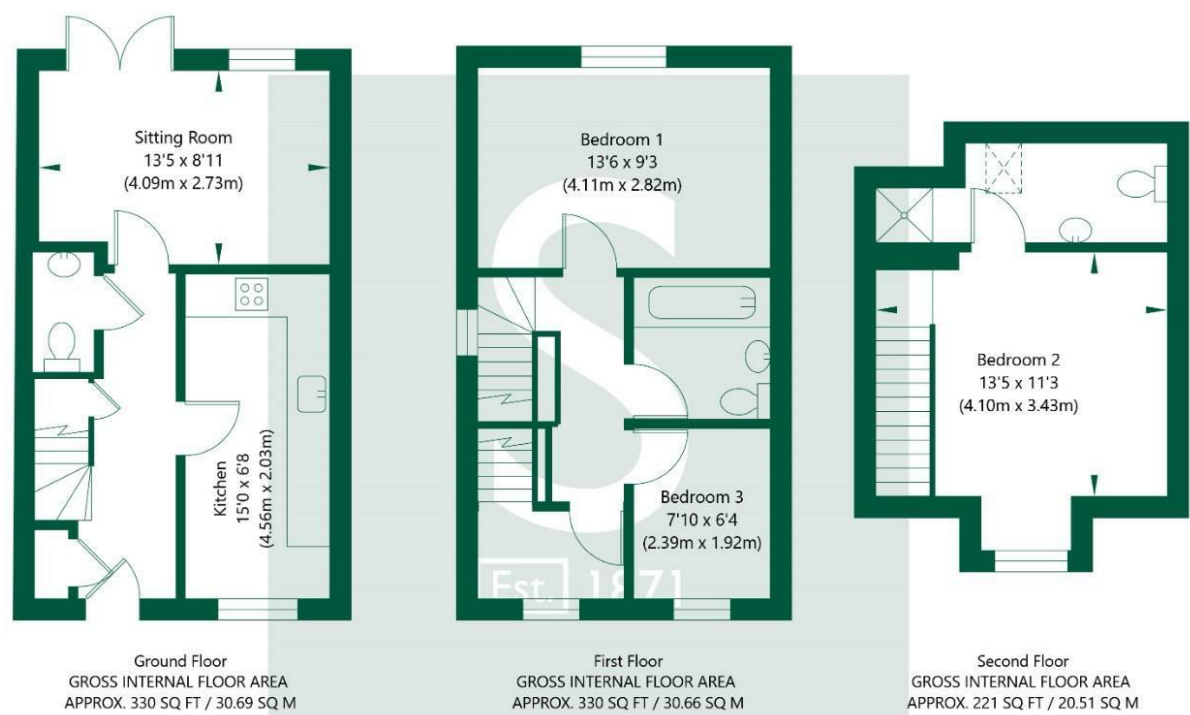
Broadband Coverage: Up to 1600\* Mbps download speed

Council Tax: D - North Yorkshire Council

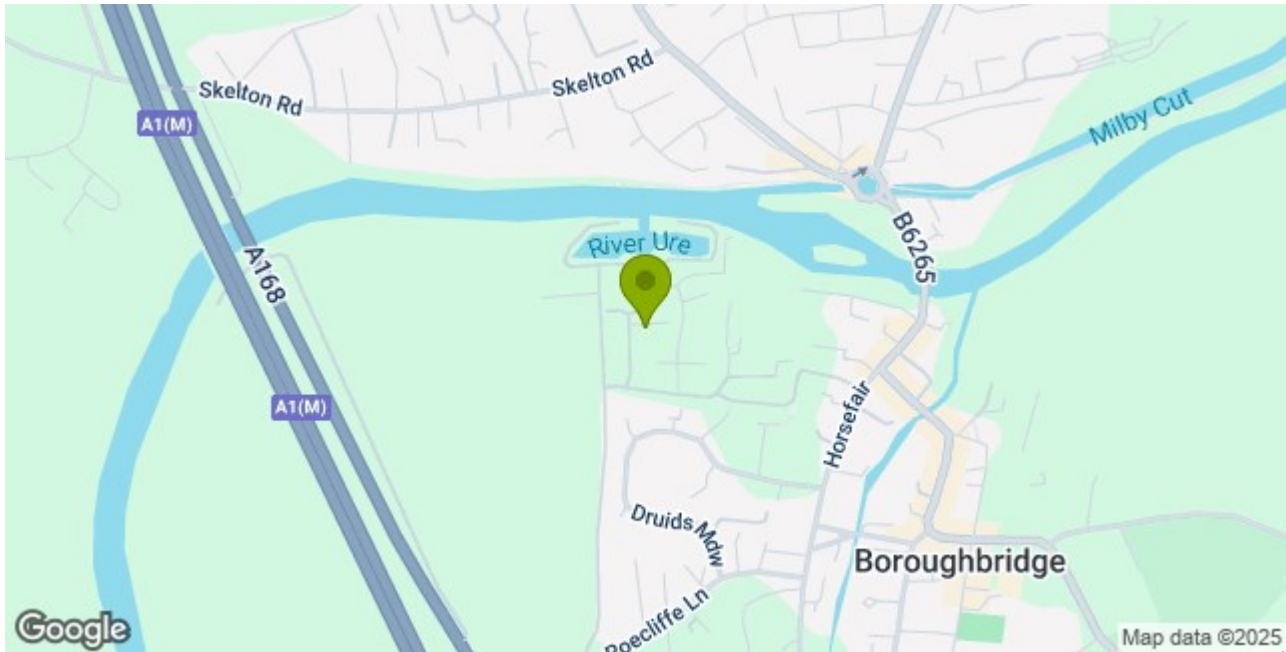
Current Planning Permission: No current valid planning permissions

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

Oak Close, Boroughbridge, York, YO51 9FZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 881 SQ FT / 81.86 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Stephensons

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| R E F Stephenson BSc (Est Man) MRICS FAAV |
| N J C Kay BA (Hons) pg dip MRICS          |
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