

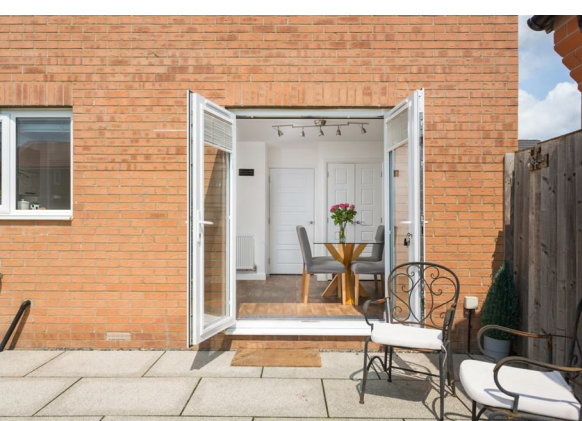


## Hockley Crescent, Boroughbridge Offers Over £400,000

\*\*\*\* MASTER & GUEST SUITES \*\*\*\*

An impressively presented & surprisingly spacious 4 bedroom detached property built by Harron Homes & featuring a stunning 2nd floor principal bedroom suite with dressing room & shower room, 2 further bathrooms, dining kitchen, sitting room and cloakroom/wc complemented by a single garage and south facing rear garden.





## Inside

A reception hall with cloakroom/wc leads off into a 17' (5.23m) long sitting room with walk-in bay window, feature fireplace and the provision for wall mounted media. The impressively appointed 19'10" (6.04m) long dining kitchen features double doors off the dining area out into the south facing rear garden and a kitchen that provides a generous range of base and wall storage units complemented by integrated appliances (5 ring gas hob, oven, grill, dishwasher and washing machine) plus a separate larder cupboard.

The first floor landing leads off into a guest bedroom with en-suite shower room, 2 further bedrooms with fitted wardrobes and a bathroom.

The stunning second floor 16'4" (4.98m) long principal bedroom includes a dressing room with fitted wardrobes and a stylish en-suite shower room.

Other internal features of note include gas fired radiator central heating, double glazing and the residue of the 10 year structural warranty.

## Outside

A driveway to the side of the property provides parking and access into a brick built single garage with both power and light connected.

The delightful L-shaped south facing rear garden features an expansive paved seating area, lawn, shrub borders and an attractive decked seating area.

## Energy Efficiency

The property's current energy rating is B (82) and has the potential to be improved to an EPC rating of B (91).

## 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: E - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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

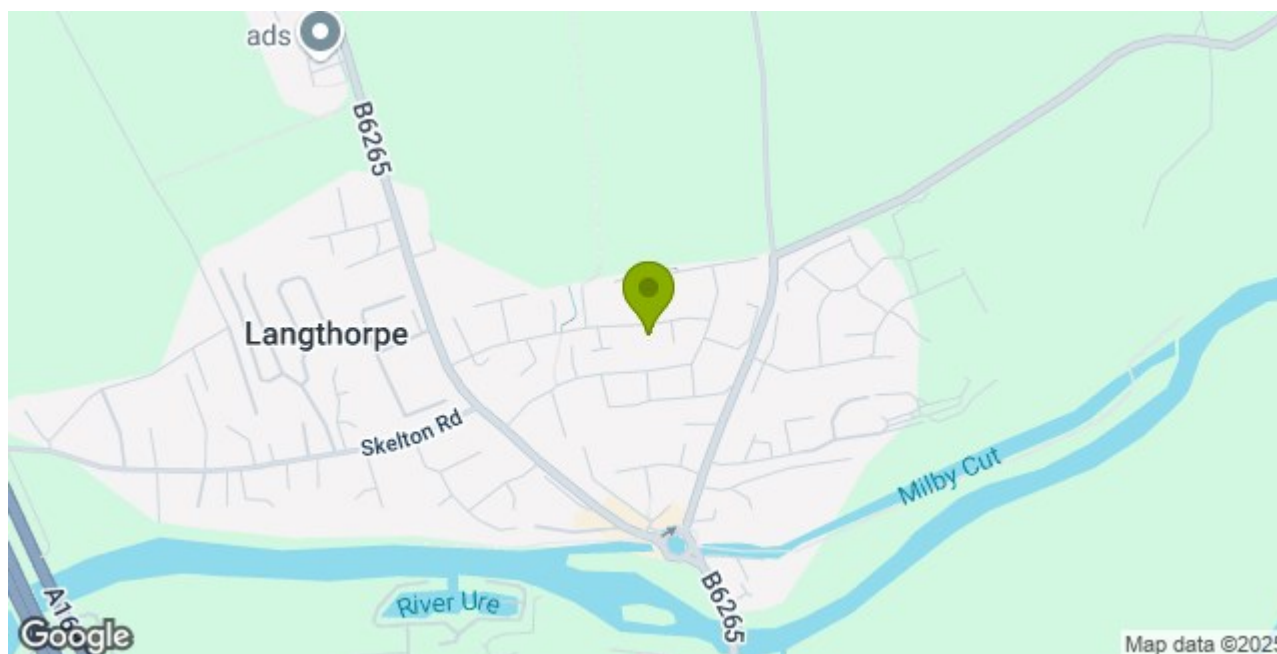
(DELETE ONCE DONE) Link for Download Speeds: [https://www.openreach.com/fibre-broadband/ultrafast-full-fibre-broadband?](https://www.openreach.com/fibre-broadband/ultrafast-full-fibre-broadband?utm_campaign=national_lg&utm_medium=paid&utm_source=google&utm_term=rzc0wY7DUdlQ8X8KvIRitCwckBvQhsmLPj4aBoCN74QAvD_BwE)

[utm\\_campaign=national\\_lg&utm\\_medium=paid&utm\\_source=google&utm\\_term=rzc0wY7DUdlQ8X8KvIRitCwckBvQhsmLPj4aBoCN74QAvD\\_BwE](https://www.openreach.com/fibre-broadband/ultrafast-full-fibre-broadband?utm_campaign=national_lg&utm_medium=paid&utm_source=google&utm_term=rzc0wY7DUdlQ8X8KvIRitCwckBvQhsmLPj4aBoCN74QAvD_BwE)

# Hockley Crescent , Boroughbridge, York, YO51 9FN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1450 SQ FT / 134.73 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2023



## 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

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

N Lawrence

