



Harclay Garth, Boroughbridge Guide Price £450,000

*** DETACHED FAMILY HOME ***

A beautifully presented detached family home within this popular cul-de-sac location whilst still benefiting from being within close proximity to local schools & amenities. The property has four double bedrooms as well as a fabulous open plan breakfast kitchen with modern fixtures and fittings throughout.



Accommodation

Upon entering the property is a spacious entrance hall with useful storage cupboard and convenient downstairs WC.

The sitting room is located towards the front of the property and is spacious in size with a large bay window to the front elevation allowing light to flow into the room.

The kitchen is located towards the rear of the property and is open plan in design. There are a combination of base and wall storage units with timber-effect laminate preparation services incorporating a 1 & 1/2 stainless steel sink with drying area. The kitchen has a range of integrated appliances including AEG oven and grill, fridge/freezer, dishwasher, four point gas hob with extractor fan over and washing machine. There are also French doors to the rear elevation and ample space for a freestanding dining table.

Stairs from the entrance hall lead up to the spacious first floor landing. Located on the first floor are the property's four well-proportioned double bedrooms and the house bathroom.

Bedroom one is a substantial double with two fitted full-height wardrobes with sliding doors. The bedroom is served by an en suite shower room which includes large walk-in shower cubicle, low flush WC and wash hand basin with mixer tap.

The house bathroom is contemporary design with part-tiled walls and comprises a three-piece suite including large bathtub with showerhead connection, low flush WC and wash hand basin with mixer tap.

To The Outside

To the outside the property has a private rear garden which is fully enclosed and predominantly laid to lawn. There is also a good sized flagged patio ideal for entertaining guests.

At the front of the property is a further lawned garden with a tarmac drive providing ample off-street parking and leading up to the 'up and over' garage door. The garage has power and lighting and also has a convenient door to the rear elevation out to the garden.

The property has a Hypervolt EV charger which is available for sale via separate negotiation.

Energy Efficiency

The property's current energy rating is B (81) and has the potential to be improved to an EPC rating of B (83).

Additional Information

Tenure: Freehold

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

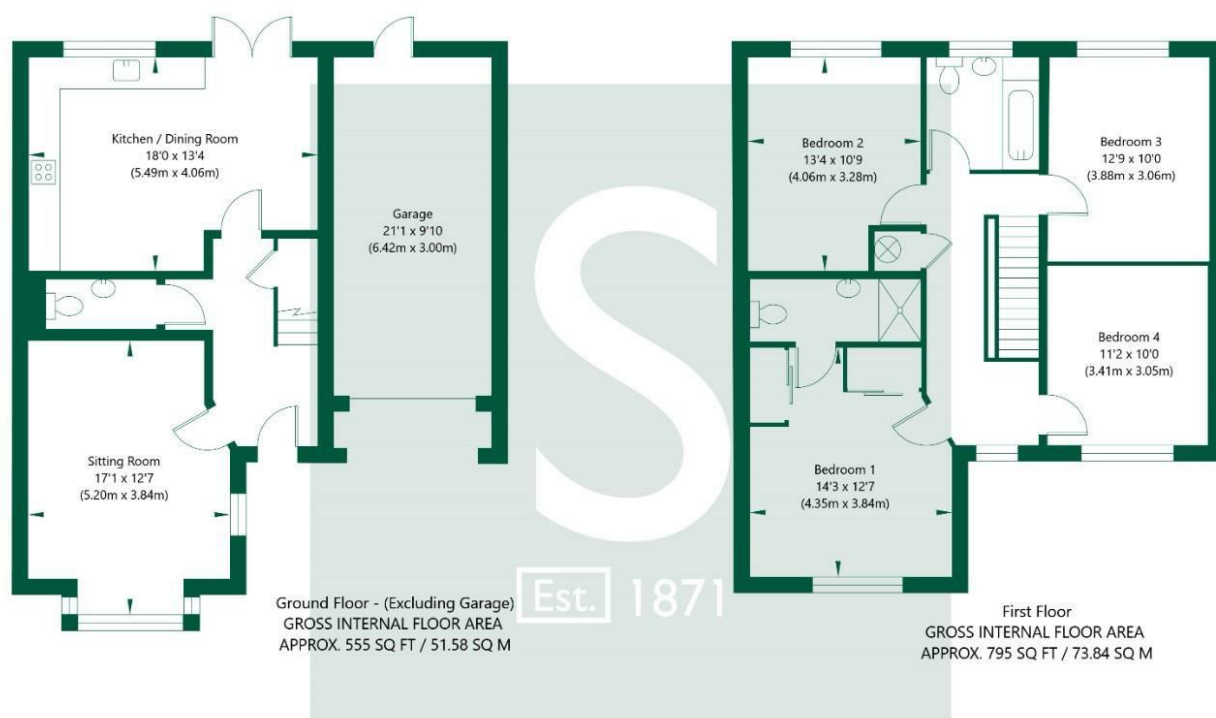
Broadband Coverage: Up to 900* Mbps download speed with Cuckoo

Council Tax: E - North Yorkshire Council

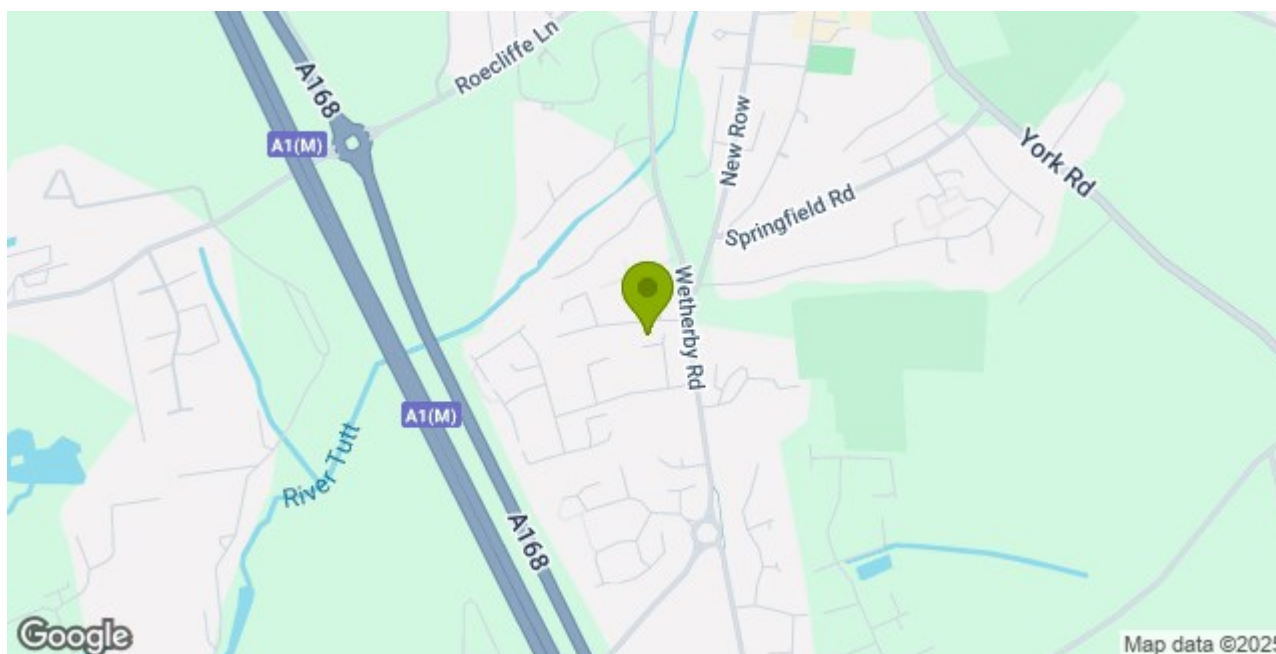
Current Planning Permission: No current valid planning permissions

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

Harclay Garth, Boroughbridge, YO51 9GL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1350 SQ FT / 125.42 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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