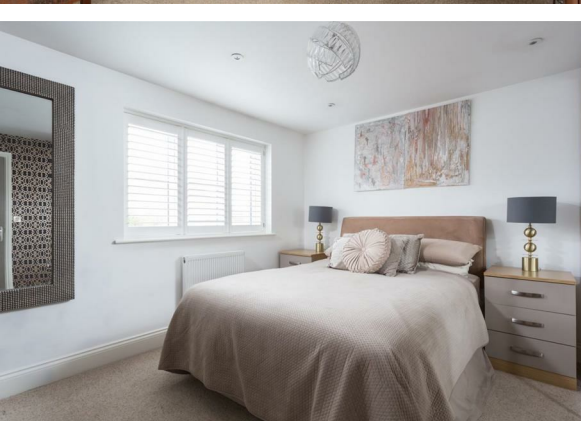
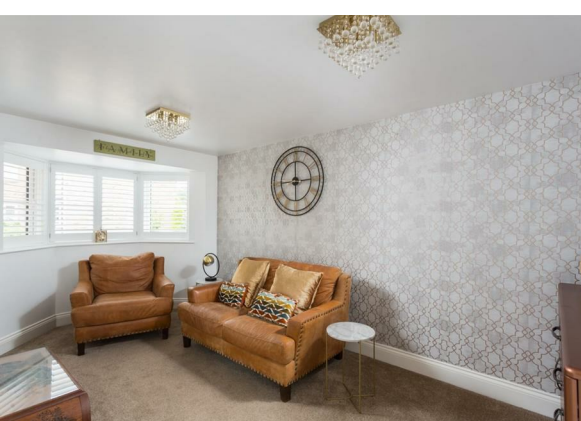




All Saints Close, Boroughbridge Guide Price £615,000

*** HIGH SPECIFICATION THROUGHOUT ***

A truly stunning detached family home offering substantial, modern living accommodation occupying a choice corner plot with large gardens and ample off-street parking. The property has four double bedrooms, three reception rooms and a superb open-plan dining kitchen and must be viewed to be fully appreciated.



Accommodation

The property is entered via a UPVC door to the front elevation into a spacious hallway with stylish tiled flooring. The hallway benefits from a convenient downstairs WC and useful storage cupboard.

The sitting room is spacious in size and stretches the full length of the house with a large UPVC bay window to the front elevation and additional UPVC window to the rear allowing light to flow into the room. There is an inset log effect modern gas fireplace positioned centrally which acts as the focal point of the room.

One of the outstanding features of the property is without doubt the open plan dining kitchen. The kitchen area includes a combination of base and full height storage units with quartz preparation surfaces incorporating a 1 & 1/2 sink with drying area and Quooker boiling water tap over. There is a central island, again offering additional storage space, and a range of integrated appliances including two NEFF ovens, NEFF microwave/oven with warming drawer and 5 ring Siemens induction hob with Franke extractor fan over. The kitchen has the same feature tiled flooring as found in the central hall as well as bi-folding doors to the rear elevation and ample space for a freestanding dining table.

Located off the kitchen is a good-sized utility area which has additional storage space and worktops. There are also further integrated appliances, including full height fridge and freezer, dishwasher, washing machine and tumble dryer. The utility also has a convenient side access door and there is also a door directly into the integral garage.

A cosy second reception room is also located off the kitchen which is spacious in size and has a bay window to the front elevation.

A good-sized and practical home office, again with tiled flooring, completes the downstairs living accommodation. This room is flexible and could either be used as a snug or playroom.

A turned staircase from the central hall leads up to the open first floor landing.

Located on the first floor there are four well proportioned double bedrooms with bedrooms one, two and three all having fitted or recessed storage cupboards/wardrobes.

Bedroom one is a substantial double and has full-height wardrobes with mirrored sliding doors. There is also a large recessed storage cupboard.

Bedroom one is served by a fully-tiled large en suite shower room which includes a walk-in shower with waterfall showerhead, low flush WC, vanity hand wash basin with mixer tap and heated towel rail.

The house bathroom is contemporary in design and again fully-tiled. There is a large Villerboy & Boch bathtub with television fitted into the wall's tiling, shower cubicle with waterfall shower head, vanity hand wash basin with mixer tap, low flush WC and heated towel rail.

The property has underfloor heating downstairs and also in both the house bathroom & en suite.

To The Outside

To the outside the property sits on a substantial corner plot with gated access down both sides. The enclosed rear garden has a large stone flagged patio area ideal for entertaining guests which continues to the side of the property into a fabulous entertaining area and where there are two large timber storage sheds both of which have power and lighting connected. The rear garden also has a vast lawned area with raised beds which are well stocked and have been well-maintained.

To the front of the property is a low maintenance garden which has been laid in a stone paving with ramped access to the front door. There are also raised brick flowerbeds.

A block paved driveway allows parking for multiple vehicles and leads up to the integral garage.

The garage has been fully boarded with a tiled floor and has fitted storage units within. There is power and light connected as well as an electric 'up and over' garage door.

Energy Efficiency

The property's current energy rating is C (74) and has the potential to be improved to an EPC rating of C (77).

Additional Information

Tenure: Freehold

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

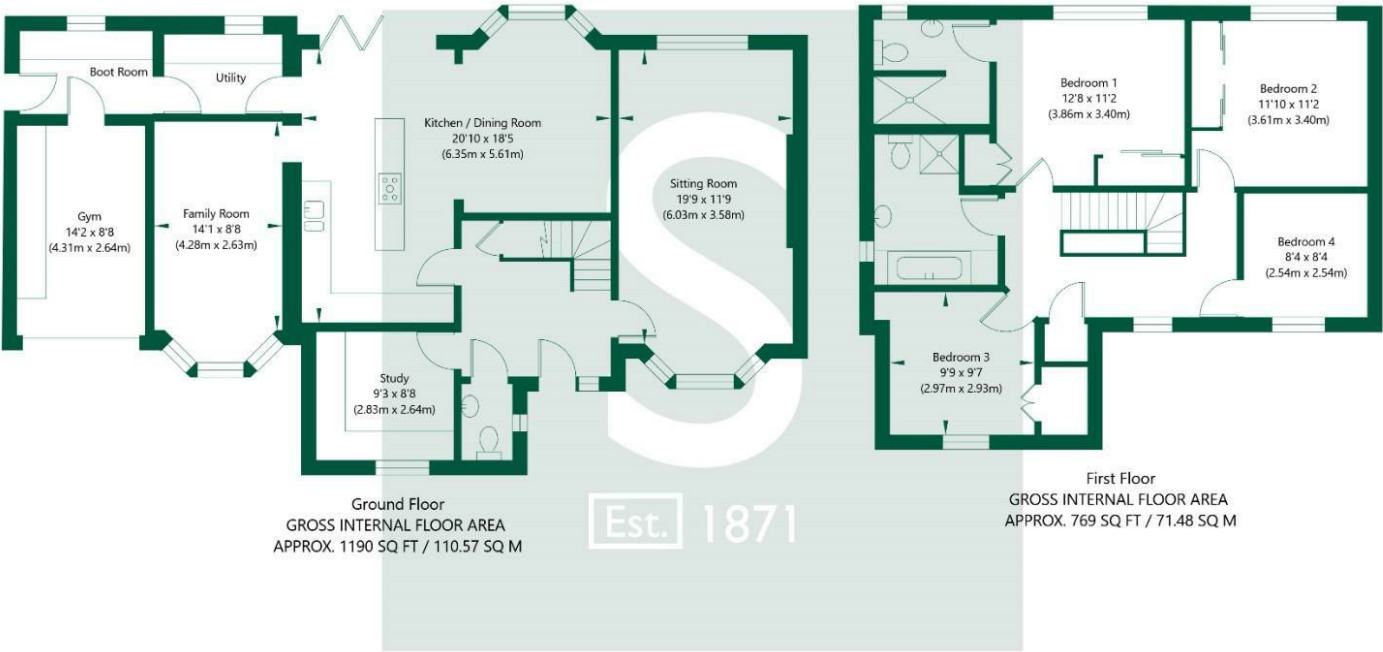
Broadband Coverage: Up to 76* Mbps download speed

Council Tax: F - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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

All Saints Close, Kirby Hill, Boroughbridge, York, YO51 9DW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1959 SQ FT / 182.05 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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