



KINGFISHER REACH

£365,000



ANDREW HILL

Kingfisher Reach

4 Kingfisher Reach, Boroughbridge, York, YO51 9JS

A deceptively spacious detached family sized house of attractive appearance revealing 3 bedroom accommodation and featuring private gardens and a beautifully appointed contemporary house bathroom.

Recent significant improvements including new windows, redecoration throughout, a new downstairs W.C., new carpets and a very stylish house bathroom. The property could be further enhanced if the current kitchen and dining room were combined to create one big living kitchen.

The current living space includes an entrance hall, downstairs cloakroom/W.C., sitting room, separate dining room with patio doors to the garden, a good sized fitted dining kitchen, master bedroom with en suite shower room, 2 further bedrooms and a fabulous contemporary house bathroom.

Detached garage and a drive in front providing parking for 3 cars. Lawned front garden with borders. A particularly private and enclosed rear garden with patio, lawn and tall fencing.

The property forms part of a small and select cul de sac of detached homes tucked away in an established setting so conveniently placed within a short walk of the town centre. Boroughbridge itself is a most attractive and charming market town with a great choice of shops and cafes and is so superbly placed for a fine road network allowing swift access in and out of the area.

A lovely home, in great condition but still with a great deal of potential.

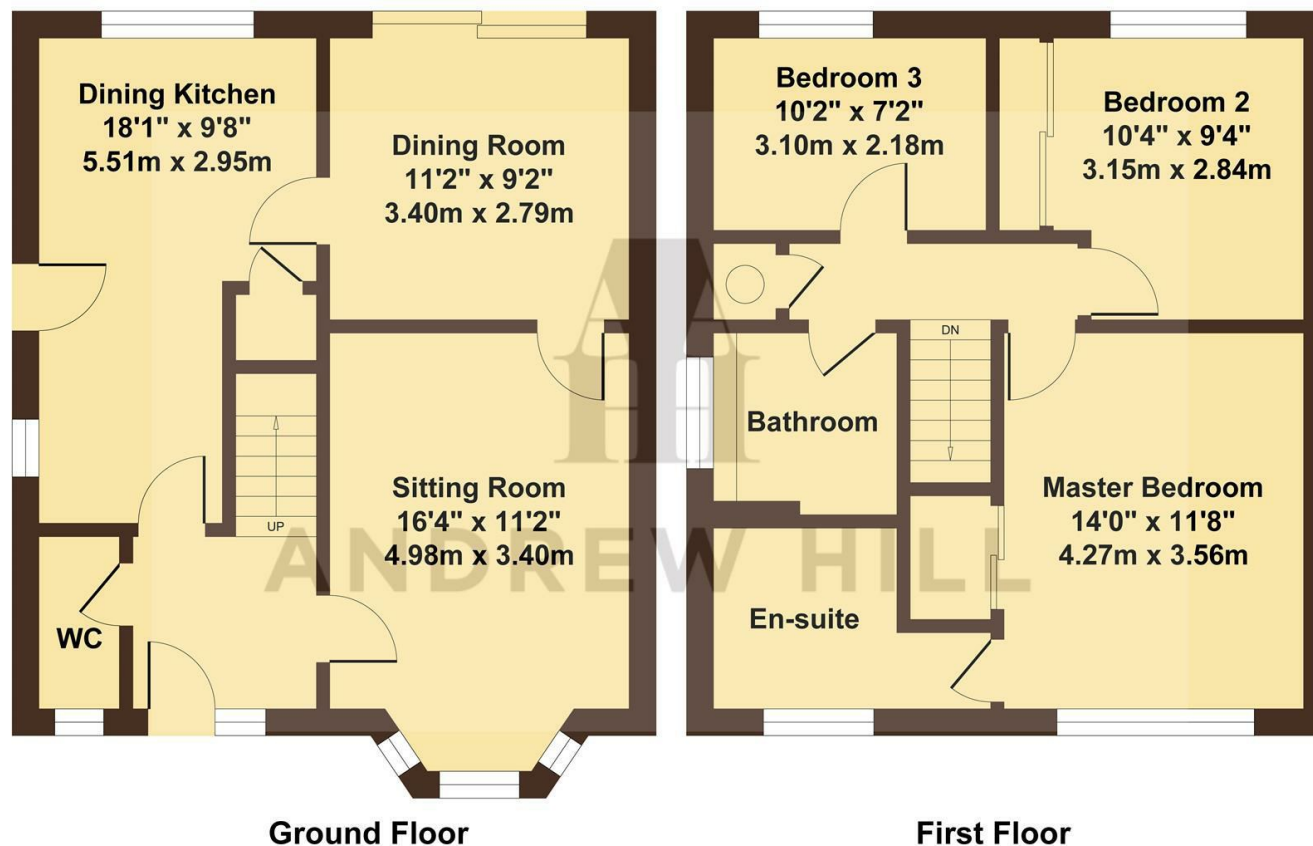




- Modern Detached House
- Good Sized Kitchen with Potential
- Garage & Drive For Parking
- So Conveniently Located

- 3 Bedrooms
- Fantastic House Bathroom
- Quiet Cul De Sac

- 2 Reception Rooms
- Private Gardens
- First Class Residential Setting



Services

Mains services connected.
Gas central heating.
Sealed unit double glazing.
EPC rating D.
Council tax band E.

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