



2 Bedlam Hill Close
Borrowby, Thirsk, YO7 4EF

A MODERN FOUR BEDROOM BESPOKE LUXURY HOME WITH OUTDOOR SPACE AND DOUBLE GARAGE

- Energy Efficient Home
 - Four Bedrooms & Three Bathrooms
 - Underfloor Heating
 - Walled Garden & Double Garage
 - Views Over the Hambleton Hills
 - Large Kitchen / Diner
 - Viewing by Appointment Only
 - Offers In Excess Of: £755,000
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SITUATION

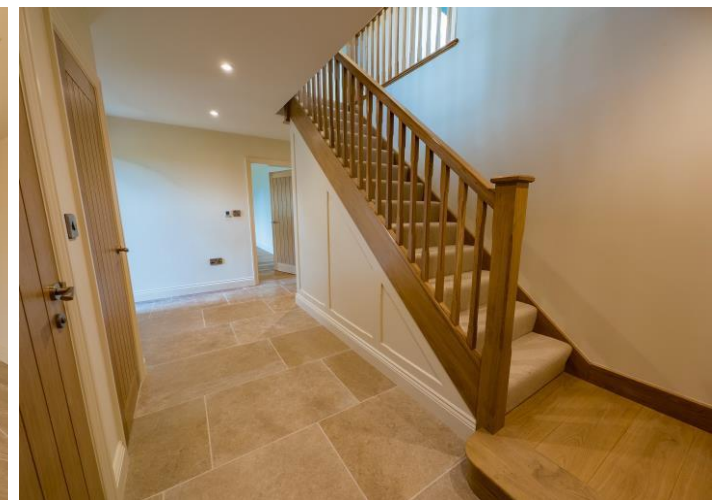
A19 1 mile. Knayton 1 mile. Northallerton 5 miles. Thirsk 5 miles. Osmotherley 8 miles. Yarm 17 miles. Helmsley 20 miles. Teesside 20 miles (all distances are approximate).

2 Bedlam Hill Close is nicely secluded and yet conveniently situated at the South End of the village of Borrowby. It is therefore well positioned in relation to the market towns of Thirsk and Northallerton. The A19 is located approximately 1 mile to the east, thereby bringing the Historic City of York and the Spa Town of Harrogate and Teesside within reasonable commuting distance.

The village is also historically declared as the 'view without parallel in Europe' from one of Henry Eighth's Court Ambassadors.

DESCRIPTION

2 Bedlam Hill Close is an attractive modern family home that has been finished to an exacting standard with high quality fittings throughout. The rooms are a generous size and are flooded with contemporary fittings and underfloor heating.



Entered via a welcoming expansive entrance hall which comprises of access to the rest of the ground floor accommodation.

The entrance hall contains a downstairs WC, cloakroom and features an oak staircase.

The sitting room is a generous open space which is characterized by a solid stone and exposed brick fireplace.

The high specification kitchen and dining area provides the perfect space for both entertaining and family time. The room is further complemented by French doors which provides access to the walled garden. A utility/boot room flows from the kitchen which can also be accessed from the south side of the property. The room further benefits from fitted units alongside a brand-new washing machine and dryer.

The bespoke oak staircase leads to the first floor consisting of four bedrooms, two ensembles and a family bathroom which are accessed from the spacious versatile landing area. All bedrooms are generously proportioned, the principal room offers a relaxing space with views of the hills, with the benefit of fitted wardrobes and a fully tiled ensuite which is accessed via a top mounted black sliding track door allowing for maximum space.

Externally

To the front and side of the property, there is a lawned area with a blocked paved driveway allowing for parking. The landscaped walled rear garden is laid to lawn with a patio area allowing for outside dining. There is a further benefit of an electric double garage which is to be fitted with a mezzanine floor to maximize space.

GENERAL REMARKS & STIPULATIONS VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.



MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

/// // funky.hunter.identity

TENURE

Freehold with vacant possession.

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

COUNCIL TAX

Band F.

SERVICES

Mains drainage, mains electric and LPG Gas.

LOCAL AUTHORITY

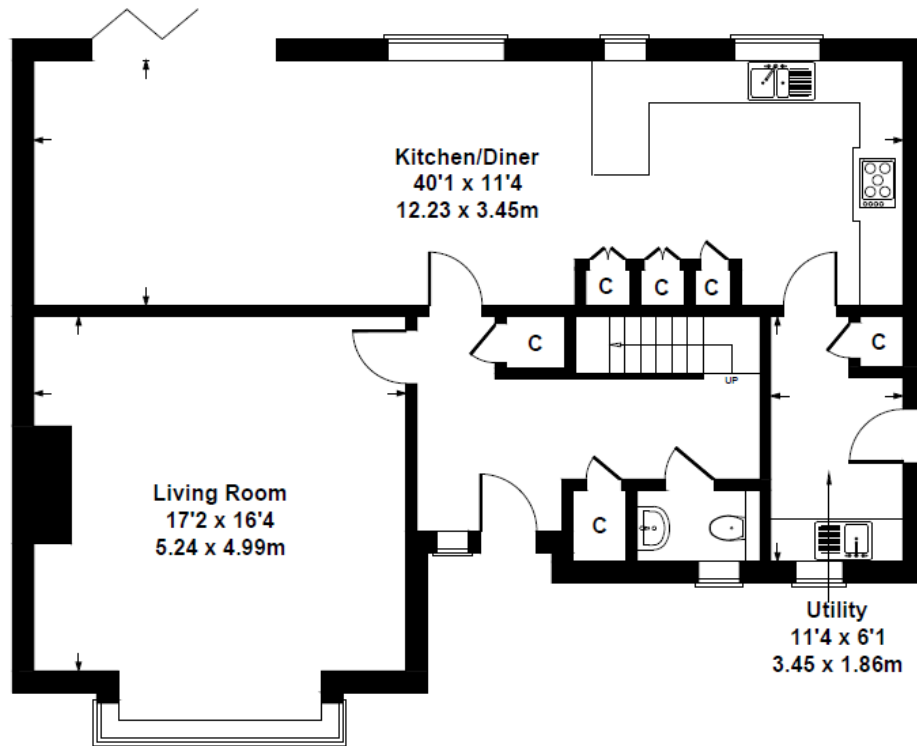
Hambleton District Council, Civic Centre, Stone Cross, Rotary Way, Northallerton, North Yorkshire, DL6 2UU



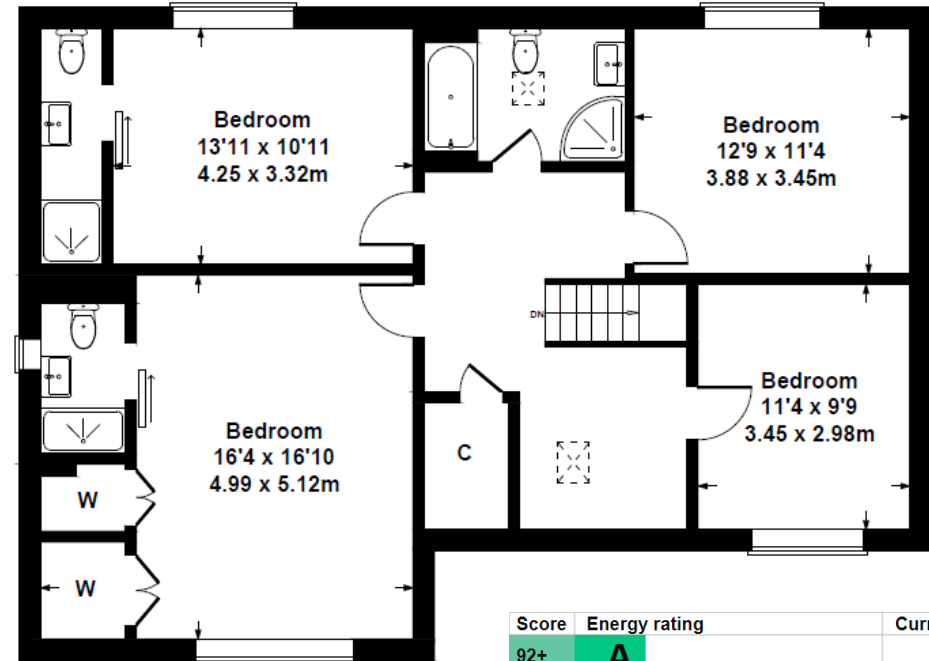
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Approximate gross internal area

190 sq m - 2045 sq ft



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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