

# HUNTERS®

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The Toppins Valuation Lane, Boroughbridge, York, YO51 9LJ

Offers Over £475,000

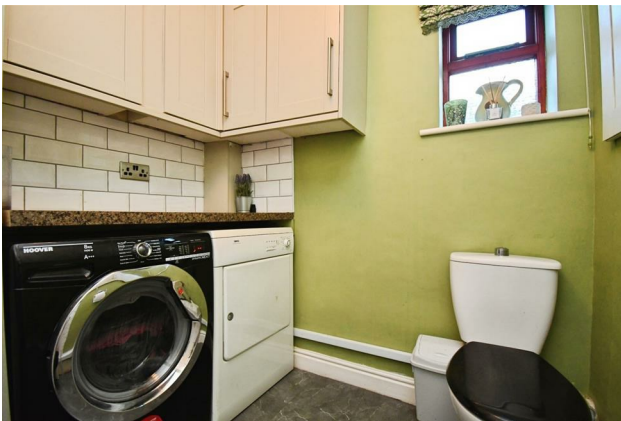
Property Images



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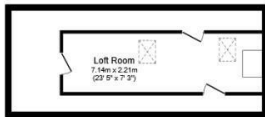
**Ground Floor**

Floor area 78.3 sq.m. (843 sq.ft.)



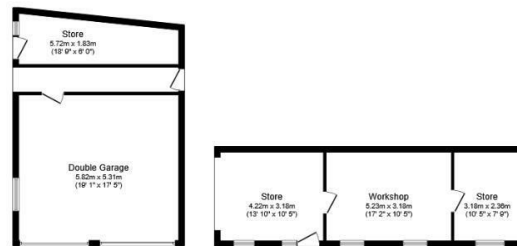
**First Floor**

Floor area 59.3 sq.m. (638 sq.ft.)



**Second Floor**

Floor area 16.8 sq.m. (180 sq.ft.)



**Outbuilding**

Floor area 78.8 sq.m. (849 sq.ft.)

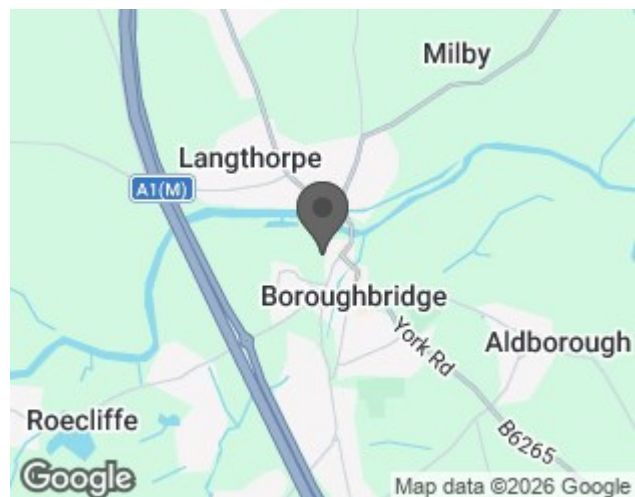
**Total floor area: 233.3 sq.m. (2,511 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

This beautifully extended four-bedroom detached family home offers a perfect blend of comfort and functionality with an impressive modern dining kitchen to the rear, two further reception rooms, double garage, separate workshop and store and extensive private parking for multiple vehicles which can be accessed via Valuation lane or your own private driveway.

The cosy lounge provides a warm atmosphere with log burner, while the extended modern living dining kitchen features doors that open to a delightful private courtyard-style paved garden, ideal for al fresco dining. There also is a separate utility room with WC and study/office to the ground floor.

The property boasts a master bedroom with an en-suite bathroom, ensuring a private retreat for the homeowners. There are three further bedrooms, two which are interconnected, that can easily be separated back to create four distinct bedrooms. A house bathroom and a convenient loft room with ample storage which adds to the practicality of this home.

Externally, the property is equally impressive. A beautifully maintained lawn garden can be accessed through a planted arch, to the side of the property revealing an enclosed space perfect for gardening enthusiasts, complete with a timber shed. The paved seating area at the front of the property leads to a separate double garage and office space. The graveled driveway provides private parking for multiple vehicles making it ideal for families or those with extensive parking requirements.

Additionally, the substantial outbuilding/workshop within the grounds offers multiple uses, whether for hobbies, storage, or as a workspace. This property truly caters to a variety of needs, making it an excellent choice for families seeking a spacious and versatile home in a desirable location.

NB there is a right of access between the property and side garden for residents of Vine Terrace properties

## Features

• DETACHED FAMILY HOME • FOUR BEDROOMS • TWO RECEPTION ROOMS • MODERN EXTENDED DINING KITCHEN • GROUND FLOOR UTILITY AND WC • DOUBLE GARAGE AND SEPARATE WORKSHOP/STORE AND OFFICE SPACE • EXTENSIVE LAWN GARDEN WITH TIMBER SHED • SEPARATE COTTAGE STYLE PATIO GARDEN TO THE REAR • EXTENSIVE PARKING AREA FOR MULTIPLE CARS • CENTRALLY HEATED AND DOUBLE GLAZED