Oak Close, Boroughbridge

£460,000

Stephensons
estate agents & chartered surveyors

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Oak Close, Boroughbridge YO51 9FZ

Est. 1871

£460,000

Located on a cul-de-sac on this ever so popular development within a short walking distance to Boroughbridge High Street, is this four double bedroom detached home which has been meticulously decorated throughout. Crucially, the property features a spacious sitting room, kitchen/dining and a private enclosed rear garden.

The property is entered into the generous hall which has ample space for a console table, with quarter turn staircase leading off to the first floor landing. The hall features a deep under stairs storage cupboard and downstairs cloakroom/WC.

Positioned to the front of the property and entered by French doors from the hall, is the spacious sitting room with bay window and fitted blinds which allows plenty of natural light into the room.

Located to the rear of the property is the modern kitchen/dining with tiled flooring, which features a combination of base and wall storage units and integrated appliances, to include; fridge/freezer, oven and dishwasher. There is good worktop space with fitted sink & dish drainer and a four ring gas hob with extractor canopy over. Finishing off the kitchen is a large space for a freestanding dining table, French doors lead out to the garden beyond.

The first floor accommodation features a gallery landing with access into four bedrooms, the house bathroom and a storage/airing cupboard.

Tenure: Freehold
Services/Utilities: All mains and services are understood to be connected
Broadband Coverage: Up to 1600* Mbps download speed
Council Tax: E - North Yorkshire Council
EPC Rating: B (84)
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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

The principle bedroom includes fitted blinds, fixed wardrobes and there is still ample space for a dressing table. Leading off the bedroom is the en-suite with low flush WC, standing wash hand basin, wall mounted heated towel rail and a spacious shower with full height tiled splash backs.

Bedrooms 2 and 3 are both good sized doubles, but include perfectly suited fixed wardrobes. Bedroom 4 is a further double bedroom with freestanding wardrobe space. All bedrooms include fitted blinds on all windows.

Finally, the internal accommodation is finished by a generous house bathroom with tiled flooring, a shower over bath with full height tiled splash backs, standing wash hand basin, low flush WC and a wall mounted heated towel rail.

The property has great curb appeal with its two car tarmac driveway leading to the integral garage. The garage is equipped with rear access door, power, light, electric roller door and plumbing for a washing machine and tumble dryer. Adjacent is the front lawn with a Rowan tree at the centre and a combination of herbaceous borders.

To the side of the property is a flagged patio path extending round to the enclosed rear garden which features an expansive flagged patio, perfect for entertaining and a large lawned area which is bordered by a plethora of plants. The property is positioned on the development as such that the occupier benefits from excellent privacy in the rear garden.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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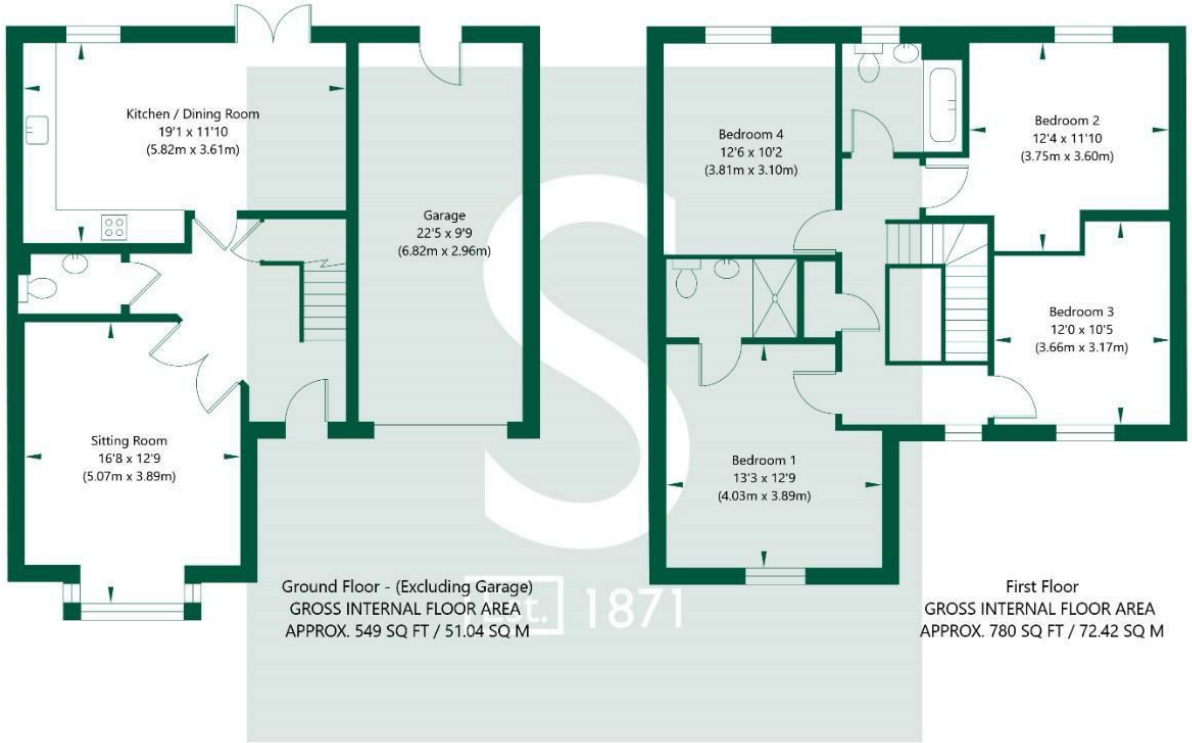

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1329 SQ FT / 123.46 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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