



Abel Close, Boroughbridge

£440,000

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estate agents & chartered surveyors

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# S

Abel Close,  
York YO51 9US

Est. 1871

£440,000

A four-bedroom family home boasting flexible and generously proportioned living accommodation, kitchen with underfloor heating, dining room, spacious principal bedroom with en-suite, modern house bathroom, and completed by a beautiful landscaped rear garden with extended patio and summerhouse.

The entrance hall features oak flooring, a cloakroom/WC and has a staircase which rises to the first floor accommodation.

The oak flooring extends into the sitting room with large bay window, which is a well-presented space, featuring a stylish gas fireplace with matching hearth and mantel.

Leading from the sitting room through modern french doors is the dining area, which can also be accessed via the kitchen. The dining area benefits from patio doors opening out into the landscaped garden beyond.

The kitchen is situated to the rear, and features tiled flooring with underfloor heating throughout, under stairs storage, an internal door into the single garage, and rear access out into the garden. The kitchen has a matching range of high and low level storage cupboards and worktops, incorporating a Neff four ring electric hob, sink with dish drainer, a washing machine and dishwasher, with an allotted freestanding space for a large fridge/freezer.

On the first floor, the landing provides access to all bedrooms, the house bathroom, and includes an airing cupboard, and loft hatch giving access into the boarded loft, benefiting from both power and light.



Tenure: Freehold  
Services/Utilities: All mains and services are understood to be connected  
Broadband Coverage: Up to 76\* Mbps download speed  
Council Tax: E - North Yorkshire Council  
EPC: D (68)  
Current Planning Permission: No current valid planning permissions

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



The principal bedroom is generously sized with triple-fronted wardrobes and ample space for additional freestanding furniture. The en-suite is finished to a high standard with full-height MultiPanel splashbacks to all sides, a low-flush WC, wall-mounted vanity wash hand basin, enclosed shower with both Mira rainfall and handheld shower attachments, and a large wall-mounted heated towel rail.

The second bedroom is a well-proportioned double, currently utilised as a home office. Bedroom three is a comfortable double room with space for a freestanding wardrobe and dressing table, whilst the fourth bedroom is a good-sized single room, currently in use as a snug, though equally well-suited as a home office.

The house bathroom is well-appointed with full-height MultiPanel splashbacks, a low-flush WC, wall-mounted vanity wash hand basin, a L-shaped bath with both Mira rainfall and handheld shower attachments, and a large wall-mounted heated towel rail completes the suite.

To the front of the property there is a two car driveway with synthetic turf either side, a gate to the right of the property provides access into a timber built shed, and on the left hand side is the gate into the enclosed, south facing rear garden.

The landscaped rear garden features an extended stone-flagged patio, which is ideal for capturing the sun throughout the day, with a central area of lawn, surrounded by a variety of plant beds and herbaceous borders. Included, is the security lighting surrounding the property and both a timber-built summerhouse, with a further timber-built shed to the side of the property.

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.

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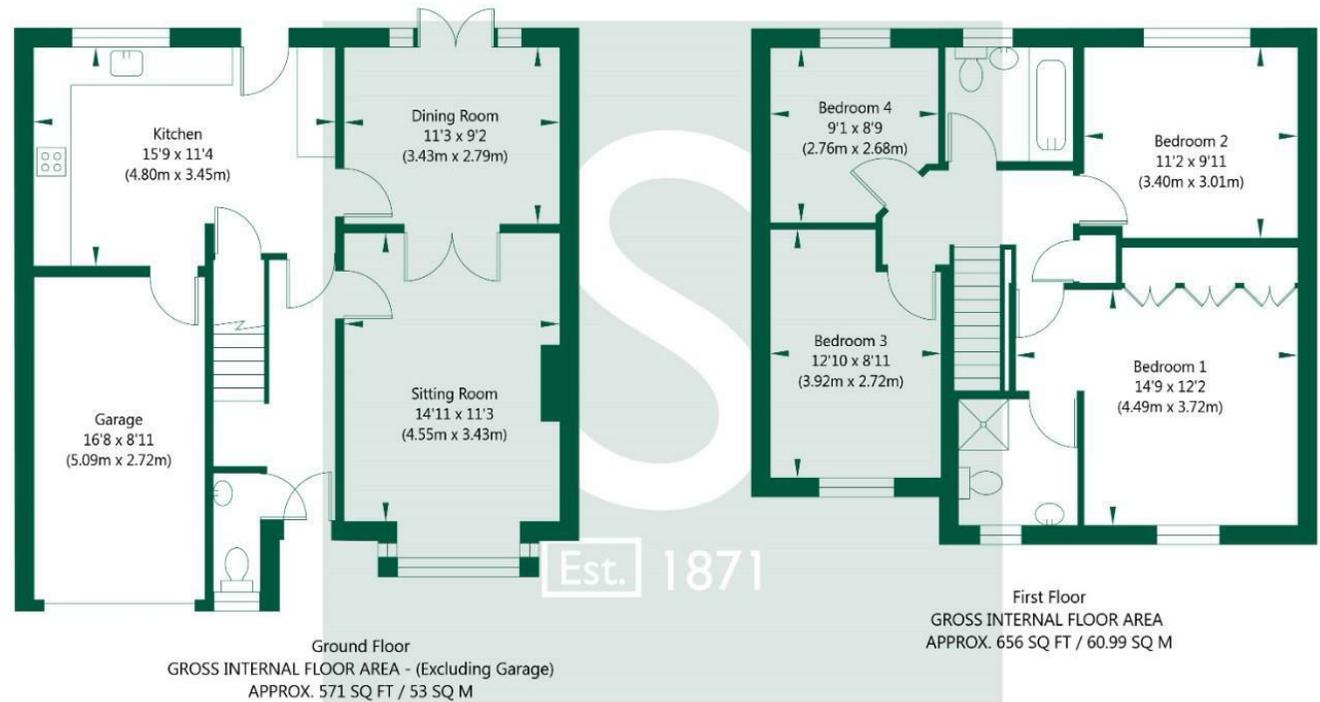
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## Abel Close , Boroughbridge, YO51 9US



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1227 SQ FT / 113.99 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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