

Oak Close, Boroughbridge

£450,000

Stephensons
estate agents & chartered surveyors

Oak Close, York YO51 9FZ

Est. 1871

£450,000



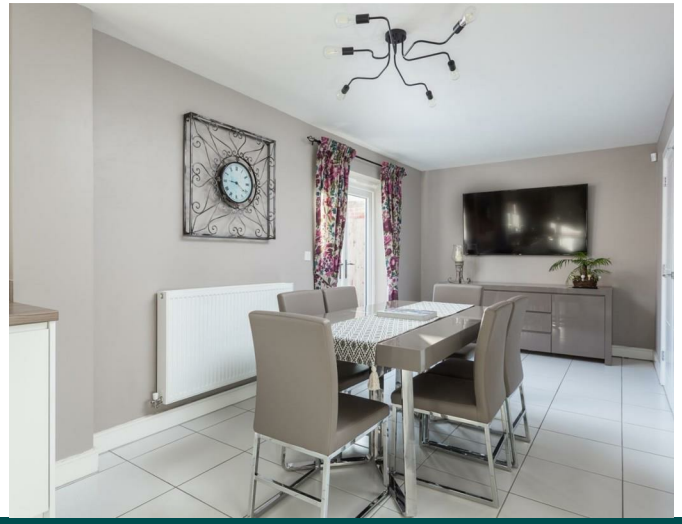
**** CUL-DE-SAC LOCATION & NO ONWARD CHAIN ****

A contemporary and well presented detached home, offering four double bedrooms, spacious sitting room, a stylish kitchen/dining room with separate utility, and a study. Externally, the property benefits from a driveway with detached single garage and landscaped garden with timber built garden shed.

Entered into a reception hall with staircase leading off, with both a cloakroom WC and storage cupboard, which has been fitted to allow ventilation for a tumble dryer.

From the reception hall is the spacious sitting room which features a bay window to the front elevation and French doors leading into the kitchen/dining room.

The kitchen/dining room is generous in size running the length of the rear elevation, with tiled flooring and French patio doors into the rear garden beyond, which allows for plenty of natural light to enter the room. The modern kitchen includes matching high and low level storage cupboards with extensive counter top space, incorporating a large sink & dish drainer, four ring gas hob, electric oven, as well as both an integrated fridge/freezer and dishwasher.





There is a separate utility room with further matching units, sink & dish drainer, integrated washing machine and a composite side door leading out onto the driveway.

Completing the downstairs accommodation is a study towards

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 (85)
Current Planning Permission: No current valid planning permissions
Estate Management Fee: £262.20 per annum

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 front elevation, which features stylish fitted cupboards.

The principal bedroom offers ample space and currently accommodates an emperor size bed (approx. 6ft 6in x 6ft 6in) and fitted wardrobes, whilst retaining freestanding furniture space. There's an en-suite which includes a standing wash hand basin, low flush WC, and an enclosed shower with full height tiled splash backs to three sides.

Bedroom two, three and four are all double bedrooms, with bedrooms two and three benefiting from further fitted wardrobes.

Finally, the house bathroom includes a low flush WC, standing wash hand basin, wall mounted heated towel rail, and a bath with full height tiled splash back surround, with shower over.

To the front of the property is a stone flagged path which leads to the front door with lawn and a herbaceous border to either side. Adjacent to the property is a multiple vehicle driveway leading to the detached single garage with power.

The rear garden has been thoughtfully landscaped to provide two large patios, with rockery, and a large lawn area with herbaceous borders. Positioned behind the garage is the timber built garden shed.

Crucially, the property is available with the remainder of its original 10 year NHBC warranty.

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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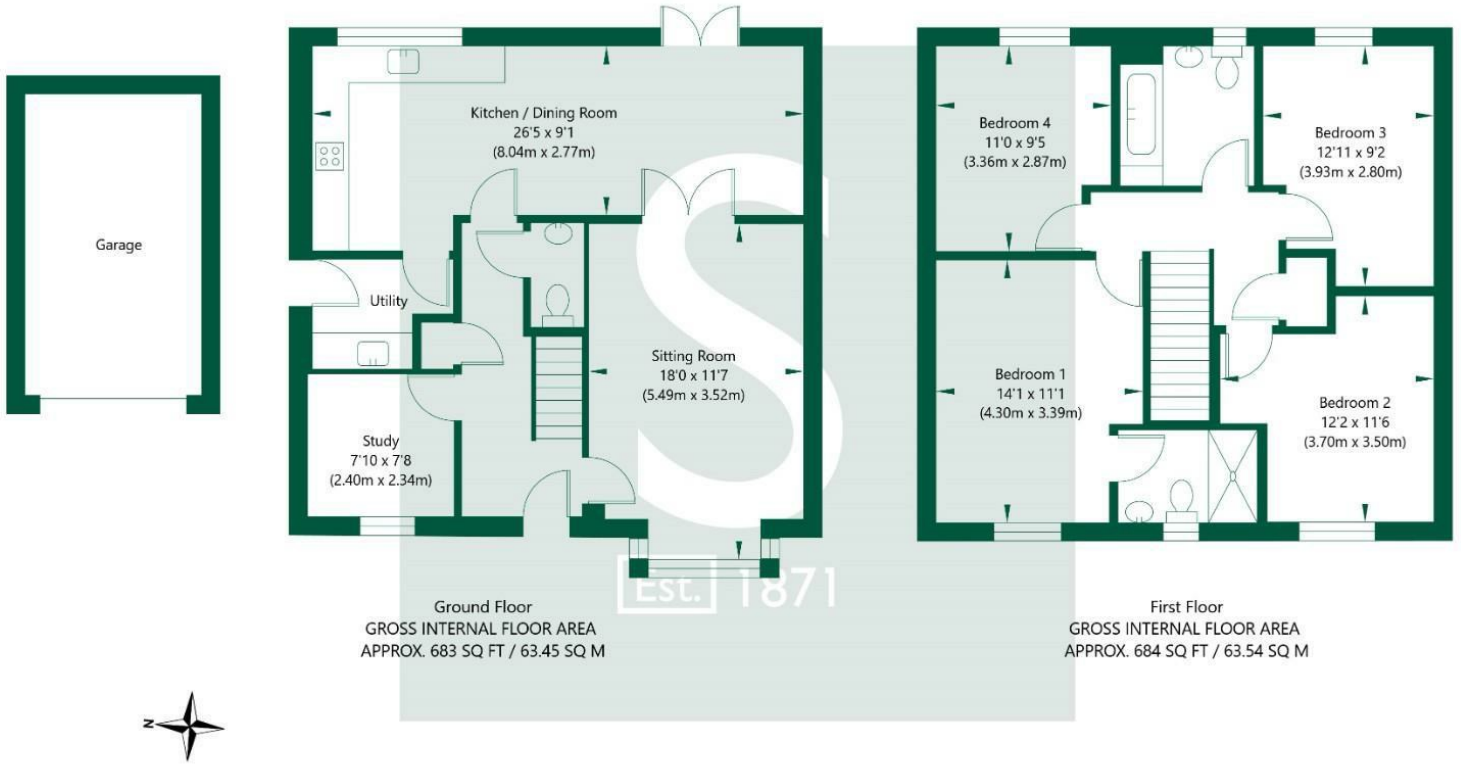
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1367 SQ FT / 126.99 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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