







12 Stable Mews Boroughbridge

York, YO51 9RD

£460,000

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A FOUR BEDROOM RELITVALEY NEW BUILD REVEALING WELL PROPORTIONED AND BEAUTIFULLY APPOINTED ACCOMMODATION EXTENDING TO APPROXIMATELY 1,500 SQ FT HAVING BEEN UPGRADED AND WELL MAINTAINED THROUGHOUT, THIS FAMILY HOME OCCUPIES ONE OF THE MOST FAVOURED POSITIONS WITHIN THIS SOUGHT AFTER CUL DE SAC ENJOYING A MOST PLEASANT OPEN ASPECT TO THE SIDE WITH RECENTLY LANDSCAPED SOUTH FACING GARDENS TO THE REAR

MILEAGES: RIPON - 7.5 MILES, HARROGATE - 10.5 MILES, EASINGWOLD - 12 MILES, YORK - 18 MILES, (DISTANCES APPROXIMAT

Reception Hall, Cloakroom/WC, Sitting Room, Open Plan Dining Kitchen, Separate Utility Room.

First Floor Landing, Principal Bedroom with Fitted Wardrobes and Ensuite Shower Room, Guest Bedroom with Ensuite Shower Room, Two Further Double Bedrooms, Family Bathroom.

A timber canopied porch with tiled roof shelters a composite panelled and part glazed entrance door, opening into a generous RECEPTION HALL. A straight staircase rises to the first floor landing, and to one side there is a useful media cupboard together and a bespoke fitted under the stairs storage unit incorporating cupboards and drawers.

CLOAKROOM / WC appointed with a pedestal wash hand basin with chrome mixer tap, low suite WC and part tiled walls, offering a practical and neatly presented ground floor facility.

A stylish SITTING ROOM, enhanced by a contemporary feature wall and enjoying a pleasant outlook to the front elevation. The room benefits from a bay window overlooking the front garden and green space to the side, together with an eye catching media wall and LVT commercial flooring.

To the resides a superb open plan DINING KITCHEN, very much the heart of the home and ideal for modern family living and entertaining.

The KITCHEN is comprehensively fitted and upgraded with deep blue cabinetry, timber effect straight edge work surfaces and matching upstands, enhanced by LED downlighters and LED kickboard lighting. Integrated appliances include a fitted fridge, separate freezer, full size dishwasher, double oven and upgraded central five ring gas hob below a chimney style extractor. A composite sink with chrome mixer tap sits beneath a UPVC double glazed window overlooking the south facing rear patio and garden.

The DINING AREA provides comfortable space for a family table, complemented by a feature panelled wall and UPVC French doors with matching side lights opening onto the upgraded patio and landscaped rear garden.

To the side a UTILITY ROOM is fitted with coordinating wall and base units to the kitchen fitted with a stainless steel sink with side drainer and chrome mixer tap, plumbing for a washing machine and space for a freestanding dryer. A part glazed personal door gives direct access to the rear garden, with additional work surface space and storage.

FIRST FLOOR LANDING with loft hatch access and doors leading to all first floor rooms. A useful airing cupboard houses the pressurised hot water cylinder.

PRINCIPAL BEDROOM is a generous double bedroom featuring dual UPVC windows with outlooks over the front garden and open green space to the side. The room benefits from a pair of fitted wardrobes which are both shelved and railed. To one side a door leads to;

A well appointed with a modern EN SUITE SHOWER ROOM including a fully tiled walk in shower with thermostatic control, rainfall head and separate handset, wall hung wash hand basin with chrome mixer tap, low suite WC, vertical chrome towel radiator and frosted side window.

GUEST BEDROOM is another generous double room benefitting from recesses ideal for wardrobes and shelving.

ENSUITE BATHROOM fitted with a fully tiled walk in thermostatic shower, wall hung wash hand basin, low suite WC and frosted window deal for guests or multi-generational living.

BEDROOM THREE AND FOUR are two further well proportioned double bedrooms, both enjoying a rear elevation aspect.

FAMILY BATHROOM comprises of an L-shaped, part tiled bathroom fitted with a modern white suite, panelled bath with chrome mixer tap, wall hung





wash hand basin, low suite WC, vertical chrome towel radiator and frosted rear window.

OUTSIDE to the front, the property enjoys a particularly generous driveway, providing off-street parking for several vehicles a notable benefit of this family homes position.

Double timber gates open onto a generous concrete apron driveway leading to the integral garage enclosed by an attractive picket fence encloses maturing hedged planters and a recently shaped lawn.

GARAGE with up-and-over door, power and lighting, and electric vehicle charging points.

A stone pathway runs along the side of the house, passing useful bin storage before leading through a timber persona gate into the south facing rear garden which has been recently landscaped to maximise family practicality and enjoyment. A shaped Indian stone patio opens out for alfresco dining adjoining a neatly maintained lawned area. To the side a timber deck is enhanced by raised sleeper edged beds and well considered low maintenance planting, all set within a fully enclosed, child and pet friendly layout.

LOCATION - Boroughbridge lies approximately 12 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors National Parks. The town boasts amenities including independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools. Excellent connections to the A1(M) and A19, together with proximity to mainline rail connections at York and Thirsk, make travel simple and convenient.

SERVICES - Mains Water, Electricity and Drainage. Mains Gas Central Heating.  
Council Tax Band: E  
Postcode: YO51 9RD  
Balance of Structural Warranty Remaining.

DIRECTIONS - From Boroughbridge High Street proceed north along New Row turning left on to Wetherby Road, going straight on at the Morrisons roundabout. Take the last turning before the A1 roundabout to Aldborough and then take the first left. Turn right at the T-junction following the road round to the right. Continue for some distance taking the right-hand turn whereupon No.12 is on the right-hand side straight ahead at the very end.

VIEWINGS - Strictly by prior appointment through the selling agents, Churchills, 01423 326889 or email [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)

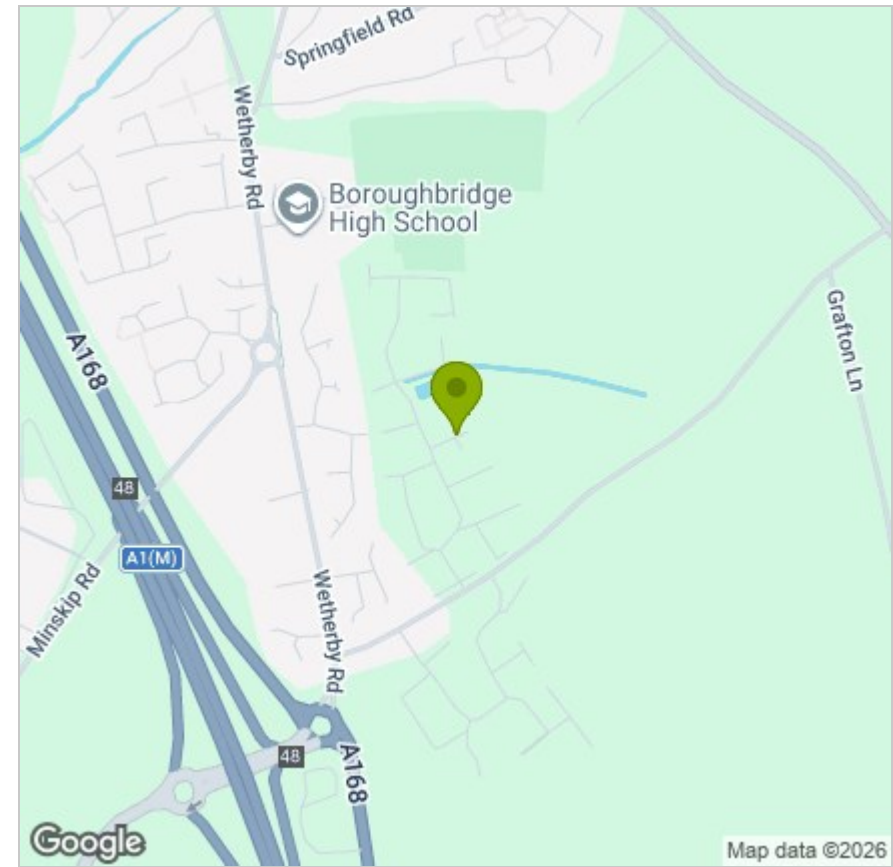
AGENTS NOTE - To purchase a property in the United Kingdom, all agents are legally required to conduct identity checks on all customers involved in the sales transaction to fulfil obligations under Anti-Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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