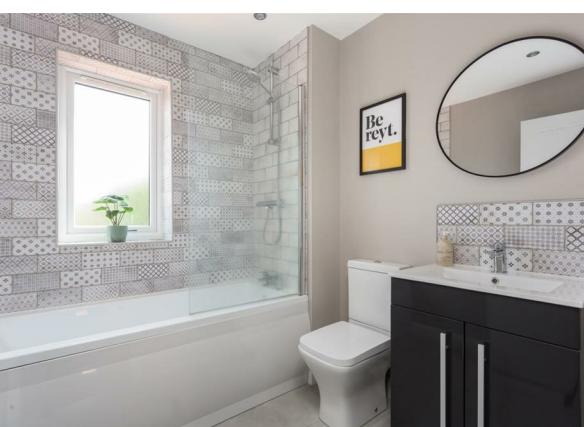




## Occaney Close, Boroughbridge Guide Price £370,000

\*\*\* GATED COMMUNITY \*\*\*

A modern and beautifully presented three-story townhouse within walking distance to Boroughbridge's local amenities. The property offers spacious living accommodation with three double bedrooms and includes a fabulous open plan living kitchen.



## Accommodation

Upon entering the property through a composite front door, you are welcomed into a central hallway featuring a useful under-stairs storage cupboard and a convenient downstairs WC. Underfloor heating runs throughout the ground floor, adding comfort to the living accommodation.

To the front of the property is a generously sized sitting room with a large bay window, allowing plenty of natural light to flood the space.

One of the standout features of the property is the impressive open-plan living kitchen to the rear. The modern kitchen is fitted with a range of base and wall units, topped with quartz work surfaces and incorporating a 1.5 bowl inset sink with drainer. Integrated appliances include an electric oven, four-ring gas hob, washing machine, dishwasher, and fridge/freezer. A central island with matching quartz surfaces provides additional storage and workspace. There is ample space for a freestanding dining table and a relaxed seating area. Two ceiling windows and bi-folding doors open out to the rear garden, creating a bright and sociable environment.

Stairs from the entrance hall lead to the first floor landing, where you'll find two well-proportioned double bedrooms, both benefitting from recessed storage.

The house bathroom is also located on the first floor and is fitted with a modern three-piece suite comprising a bathtub with shower over, WC, vanity wash basin, and a heated towel rail.

A further staircase leads to the second floor, which hosts a spacious double bedroom with recessed fitted wardrobes. This room is served by a contemporary en-suite shower room.

## To The Outside

To the rear of the property is a low-maintenance garden featuring a block-paved patio area and a lawn beyond, enclosed by a feature brick wall boundary.

Allocated off-street parking is available to the front of the property.

As the selling agents, we highly recommend an internal inspection to fully appreciate the space, style, and specification this home has to offer.

## Energy Efficiency

The property's current energy rating is C (80) and has the potential to be improved to an EPC rating of B (84).

## Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

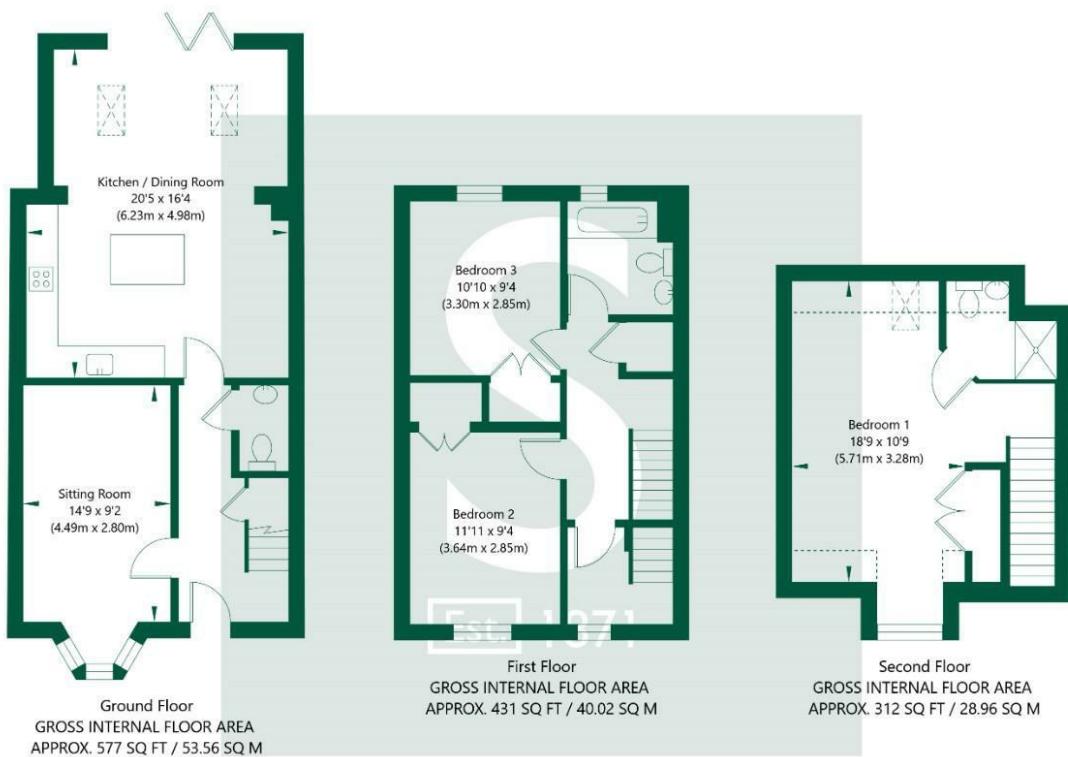
Broadband Coverage: Up to 1600\* Mbps download speed

Council Tax: D - North Yorkshire Council

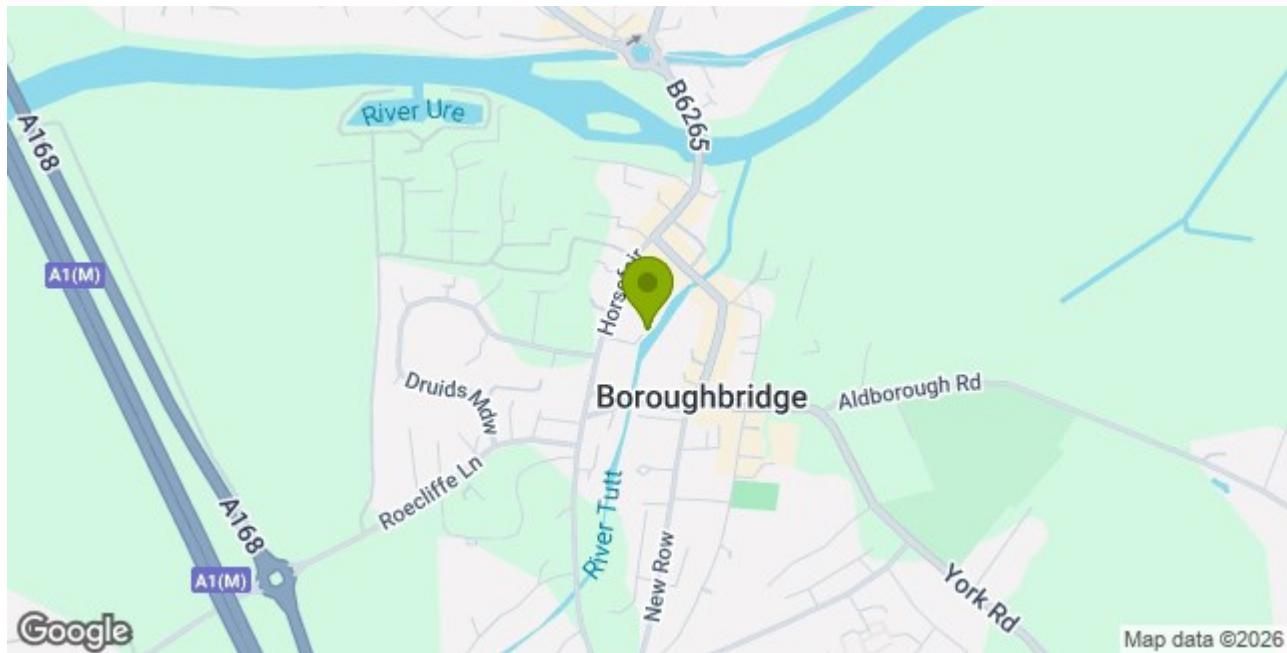
Estate Charge: £20 per calendar month

Current Planning Permission: No current valid planning permissions

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1320 SQ FT / 122.54 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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