

# HUNTERS®

HERE TO GET *you* THERE

**12 Stable Mews, Boroughbridge, York, YO51 9RD**

**Guide Price £460,000**

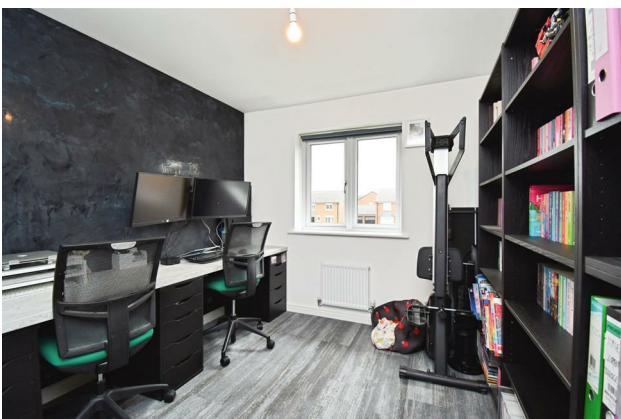
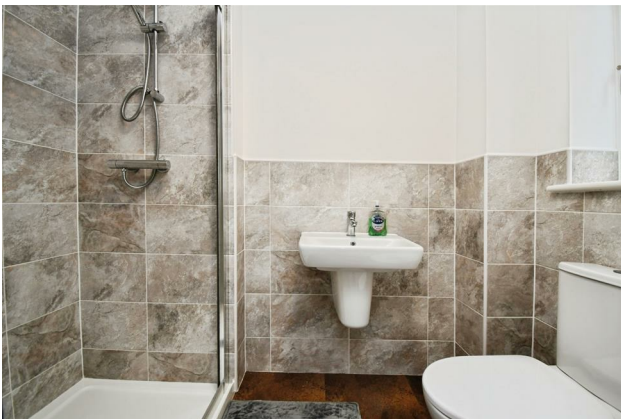
Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images

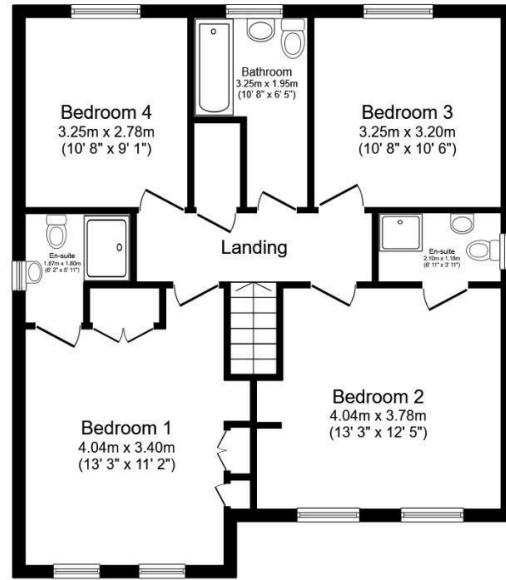
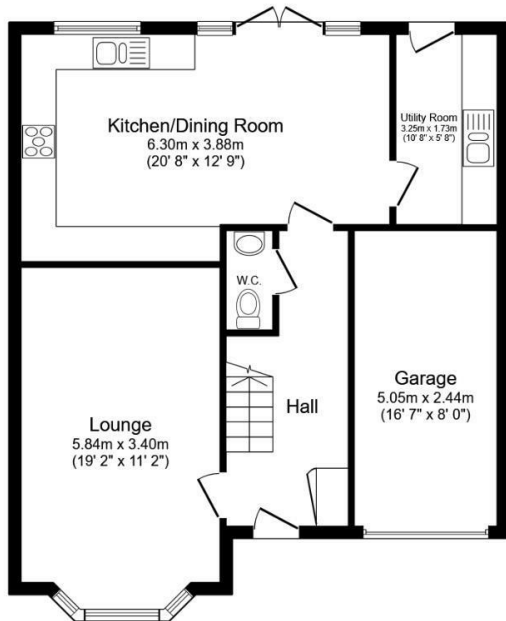


# HUNTERS®

HERE TO GET *you* THERE

## Property Images





Total floor area: 140.4 sq.m. (1,512 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

Nestled in the charming Stable Mews, Boroughbridge, this stunning detached family home, known as "The Haddenham," is a remarkable find. Built in 2022, this property boasts a generous 1,453 square feet of living space, designed with modern family living in mind.

As you enter, you are welcomed by a spacious lounge featuring a delightful bay window that fills the room with natural light, creating a warm and inviting atmosphere. The beautifully fitted kitchen is a chef's dream, complete with built-in appliances that makes cooking and entertaining a pleasure. Adjacent to the kitchen, you will find a separate utility room and a convenient ground floor WC, adding to the practicality of this home.

The first floor comprises four well-proportioned double bedrooms, ensuring ample space for family and guests. Two of the bedrooms benefit from en-suite facilities, providing a touch of luxury and privacy, while the remaining bedrooms share a stylish house bathroom.

Situated on the edge of the development, this property offers picturesque views over a landscaped green area. The garden to the rear is fully enclosed with fenced boundaries and paved patio seating ideal for family gatherings. The extensive driveway provides ample parking, and the integral garage adds further convenience for storage or additional vehicles.

This exceptional home combines modern design with comfort, making it an ideal choice for families seeking a peaceful yet connected lifestyle in the beautiful surroundings of York. Don't miss the opportunity to make this splendid property your own.

## Features

- "THE HADDENHAM" FOUR BEDROOM DETACHED • SPACIOUS LOUNGE • MODERN DINING KITCHEN • SEPARATE UTILITY ROOM • GROUND FLOOR WC • TWO EN-SUITE BEDROOMS AND TWO FURTHER DOUBLE BEDROOMS • HOUSE BATHROOM • SINGLE INTEGRAL GARAGE AND SPACIOUS DRIVEWAY • PROPERTY SET ON THE EDGE OF THE DEVELOPMENT • VIEWS OVER GREEN LAND TO THE SIDE