



St. James Meadow, Boroughbridge

£585,000

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# S

St. James Meadow,  
York YO51 9NW

Est. 1871

£585,000

A stylish and contemporary four bedroom detached property offering 1,779 sq ft, and located to the end of the enviable cul-de-sac, which is St James Meadow. The property features stunning open plan living to the rear, generous landscaped gardens, and an integral single garage.

A welcoming and spacious entrance hall, benefits from a useful alcove ideal for both coat and shoe storage, together with ample space for a large side unit. A staircase rises from the hall to the first floor accommodation.

Positioned to the front of the property, the sitting room is a comfortable and elegant reception space centered around a smart, contemporary gas-fired log-effect fireplace.

Spanning the rear of the property is an extensive open plan living space incorporating, a beautifully appointed open-plan kitchen, living space, sun room and family room, all forming the heart of the home. The kitchen is fitted with a comprehensive range of high and low level storage cupboards, with matching granite worktops, and space designated for a freestanding American-style fridge/freezer. A large central island with further granite worktops incorporates an integrated dishwasher and sink with drainer. An under-stairs storage cupboard provides additional practicality.

The living area of the kitchen benefits from French doors opening directly onto the garden beyond and benefits from four roof lights, flooding the space with natural light.

Leading around from the kitchen is the versatile dining room / study featuring two sets of French doors which open out to the stone flagged



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: C (70)  
Current Planning Permission: No current valid planning permissions

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.



patio area, whilst roof lights allow for plenty of natural light to enter. The space would be suitable for a variety of uses including a formal dining room, additional sitting room, family room, games room and more. To the end of the space is the well-appointed utility/ground floor shower room, which features an enclosed corner shower, a vanity wash hand basin, a low-flush WC and a large wall-mounted heated towel rail. Housed in this room is also an integrated tumble dryer and a washing machine.

The first floor landing, with loft hatch and useful airing cupboard, provides access to all bedrooms and the house bathroom.

The generously proportioned master bedroom features a comprehensive range of fitted units, including a dressing table, chest of drawers and a large fitted wardrobe. The en-suite has full-height tiled splashbacks to all sides and includes a vanity wash hand basin with fitted mirror, a low-flush WC and a bath with shower over.

Bedrooms two and three are spacious double bedrooms, both enjoying pleasant views over the respective landscaped front and rear gardens. Bedroom four features two double-fronted fitted wardrobes, and can comfortably accommodate a single bed and benefits from an over-stairs storage cupboard.

A stylishly appointed house bathroom with full-height tiled splashbacks, comprises a bath with shower over, a wall-mounted heated towel rail, a low-flush WC and a vanity wash hand basin with fitted mirror.

The property is complemented by beautifully landscaped gardens. The rear garden is private and enclosed, and features a large lawn area with a timber-built shed, a mature herbaceous border, an extended stone-flagged patio, and a further tiered walled garden with a dedicated seating area. To the front of the property is a generous multi-car driveway leading to the single garage with an electric roller shutter door, with an attractive gravelled front garden adjacent.

## Partners:

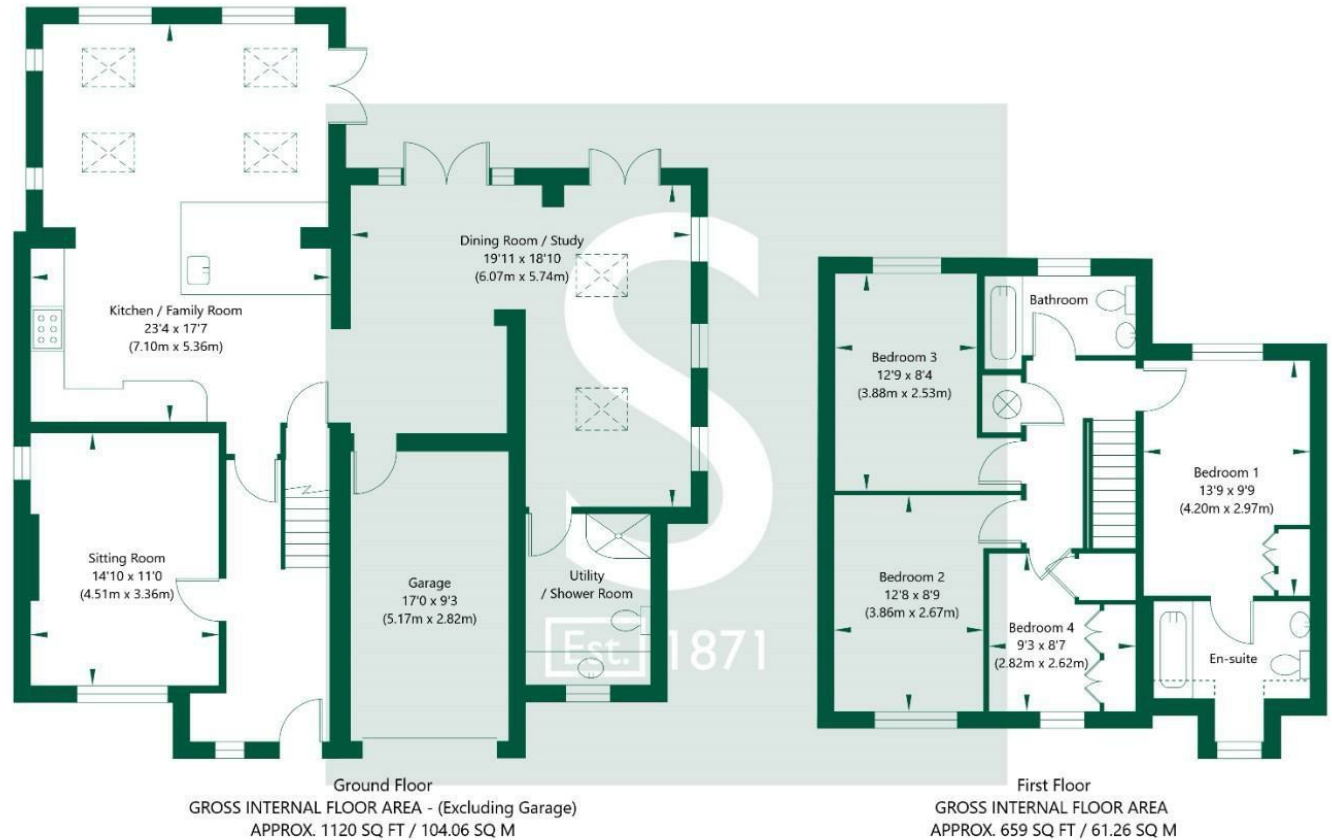
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## St. James Meadow, Boroughbridge, York, YO51 9NW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1779 SQ FT / 165.32 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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