



## The Croft, Kirby Hill, Boroughbridge

£575,000

**Stephensons**  
estate agents & chartered surveyors

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Est. 1871

# The Croft, Boroughbridge YO51 9YA

£575,000

A spacious detached home on a choice corner plot position, benefiting from four double bedrooms and offering flexible living accommodation which is sure to appeal to families and professionals alike. The property has wraparound gardens, double garage and ample off-street parking.

The property is entered by a timber door into the central hallway which benefits from two good sized storage cupboards and a convenient downstairs WC.

Double doors from the central hallway lead through into the property's spacious sitting room which has a bay window to the front elevation allowing light to flow into the room. A feature wood burning stove is positioned centrally which has a stylish tiled hearth with brick inlay and timber mantle.

Through the sitting room is a further reception room which is currently used as a formal dining room. This room can also be accessed directly from the kitchen and has French doors leading out to the rear garden.

The kitchen is located towards the rear of the property and is open plan in design with a combination of base and wall storage units with timber preparation surfaces incorporating a 1.5 sink with drying area. The kitchen has space for a freestanding fridge/freezer and dishwasher and has a gas range cooker which is available for sale via separate negotiation. There is also ample room for a freestanding dining



Tenure: Freehold  
Services/Utilities: All mains and services are understood to be connected  
Broadband Coverage: Up to 76\* Mbps download speed  
Council Tax: G - North Yorkshire Council  
EPC Rating: D (64)  
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.



table and space for a more relaxed seating area.

A useful utility room is located off the kitchen. This room has additional storage space, a further sink with drying area, space for a washing machine and has a useful access door leading out to the garden.

A good sized office located off the central hallway completes the downstairs living accommodation. This room is ideal for those working from home.

A turned staircase from the central hallway leads up to the first floor landing. The property has four well-proportioned double bedrooms with bedroom one being a substantial master with fitted full height wardrobes and a stylish ensuite bathroom which includes a feature freestanding bathtub, WC, wash hand basin and heated towel rail. Bedroom two is also of a generous size and is served by a contemporary ensuite shower room.

The house bathroom has part-tiled walls and comprises a three-piece suite including freestanding bathtub, WC, wash hand basin and heated towel rail.

The property sits on a substantial corner plot with fabulous wraparound gardens. The property has well-kept raised beds with a good sized log store and patioed path leading around the outside of the property. There are mature borders and large lawned areas making the property ideal for families. There is also an established man-made pond within the rear garden.

The property has a large brick-built double garage with power and lighting connected. At the front of the garage is a substantial block paved driveway providing ample off street parking for multiple vehicles.

## Partners:

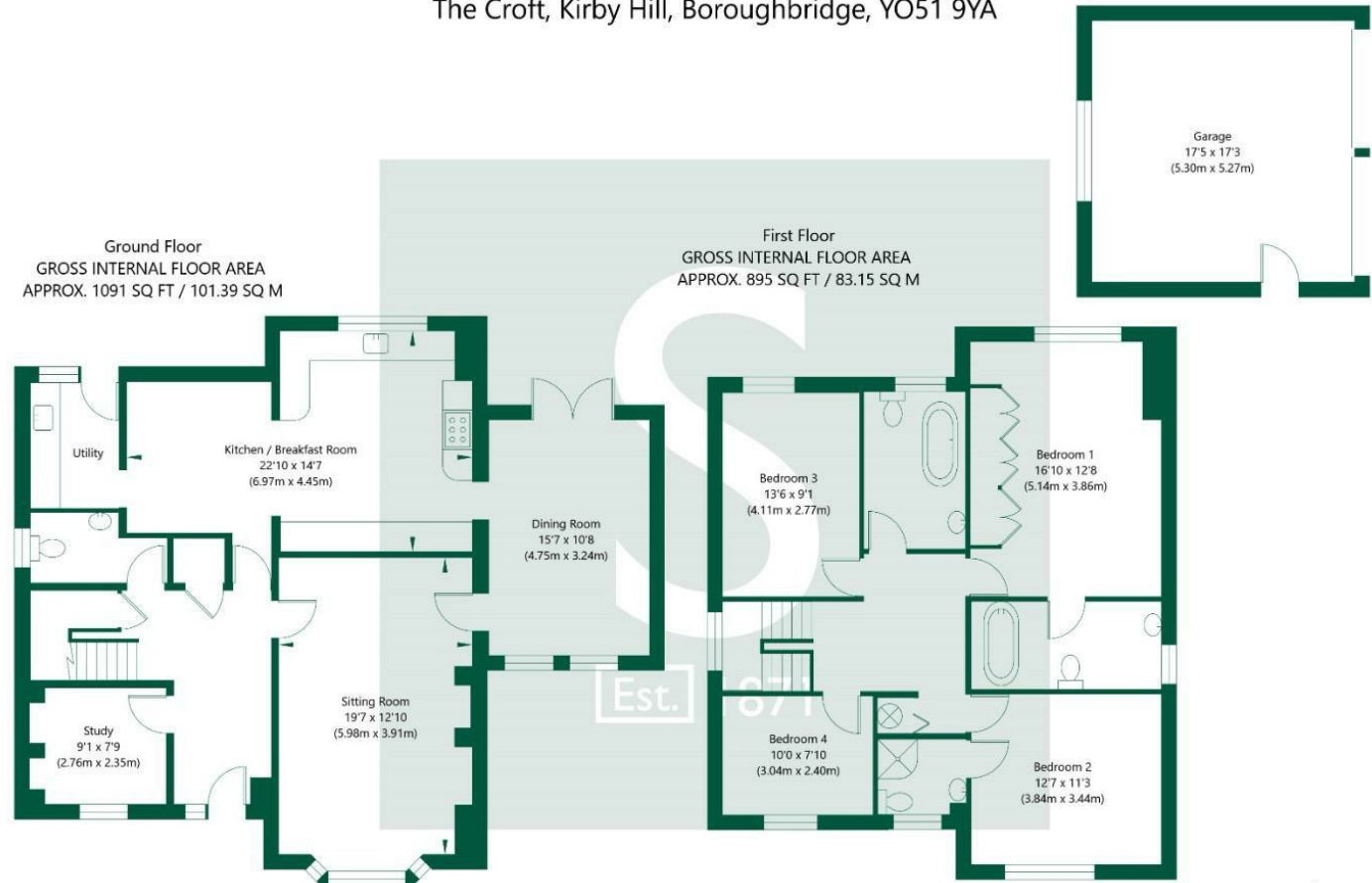
J F Stephenson MA (Cantab) FRICS FAAV  
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 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1986 SQ FT / 184.54 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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