







Rowan Place, Boroughbridge, York
£375,000

A modern detached house offering spacious family living accommodation and featuring an open plan living kitchen, master bedroom suite and integral garage.











A modern, 4 bedroom, detached house situated in the highly regarded David Wilson development offering spacious and well maintained family living accommodation set across 2 floors.

Internally, the property is entered via a composite front door into the entrance hall which has a staircase leading to the first floor.

The principal reception room is a spacious lounge located at the front of the house, with television aerial point, radiator and built-in understairs cupboard.

One of the feature rooms of the property is the open plan breakfast kitchen having a contemporary range of high and low level storage cupboards with laminated worktops and inset stainless steel sink unit. The kitchen includes a built-in AEG oven and microwave with separate 4-point gas hob unit and extractor canopy. There is an integrated fridge and freezer unit, in addition to a built-in dishwasher. uPVC framed double glazed French doors lead out onto the rear garden beyond. The kitchen provides ample space for a free standing breakfast table and includes twin radiators and ceiling down lighters.

Beyond the kitchen is a separate utility room having kitchen-matching storage cupboards in addition to a fitted worktop and plumbing for a washing machine.

The downstairs accommodation is completed by a cloakroom which has a low flush W.C. and wash hand basin with half height tiled splashbacks. Both the utility and cloakroom benefit from radiators.

The first floor landing includes a built-in linen cupboard and storage cupboard, in addition to a loft hatch.

The master bedroom is located at the front of the house having a double fronted floor to ceiling wardrobe and ensuite shower room which includes a low flush W.C., wash hand basin set in a vanity surround and walk-in shower cubicle with full height tiled splashbacks.

There are 3 further generous first floor bedrooms, all of which benefit from uPVC framed double glazed casement windows and radiators.

The internal accommodation is competed by the house bathroom which has a low flush W.C., wash hand basin and inset panelled bath with tiled splashbacks. Included is a radiator and extractor.

Externally, the property is accessed directly off Rowan Place onto a block paved front driveway which provides off street parking which in turn accesses the integral garage which has an up and over garage door, light and power.

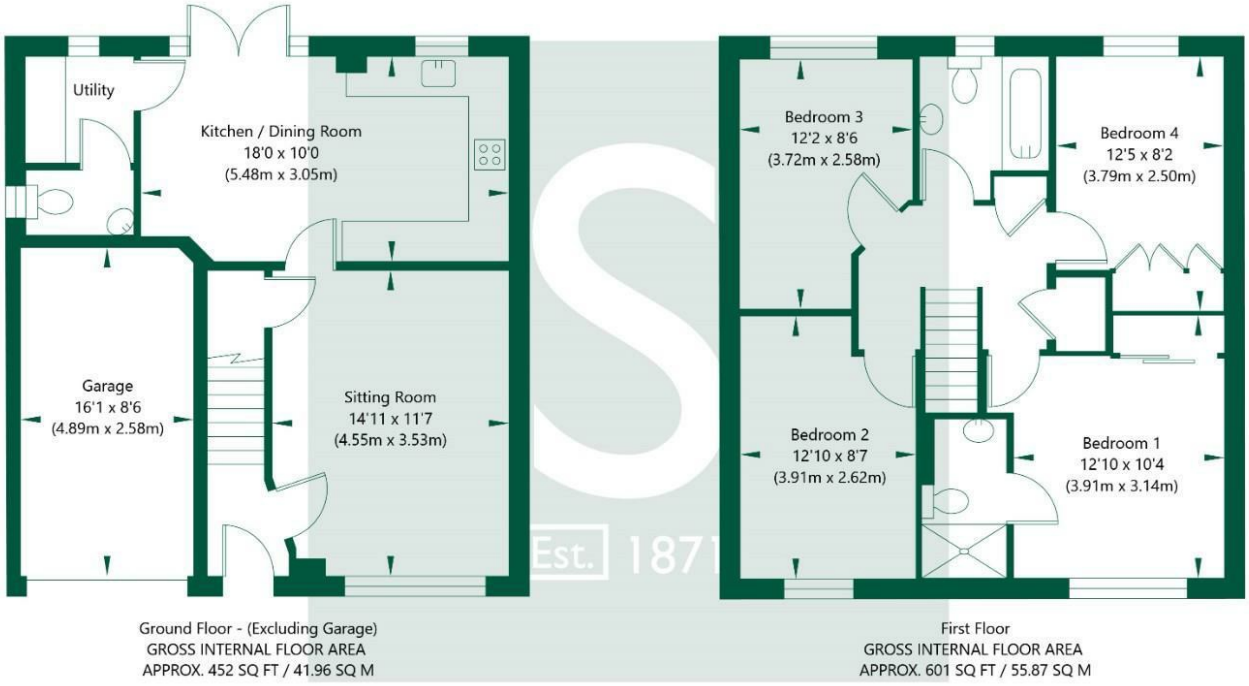
The property's front garden is rectangular in nature being laid to lawn with herbaceous front border. A gated access leads down the side of the property through into the rear.

Adjoining the rear elevation is a full width flagged patio which steps out onto a rectangular lawn beyond, with surrounding fenced boundaries. There is a further triangular patio adjoining the rear boundary, in addition to a raised herbaceous bed. Outside water and electricity are both available off the rear elevation.

The property retains the remaining years on its original 10 year new home warranty, and benefits from central heating throughout. An early inspect is strongly recommended.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

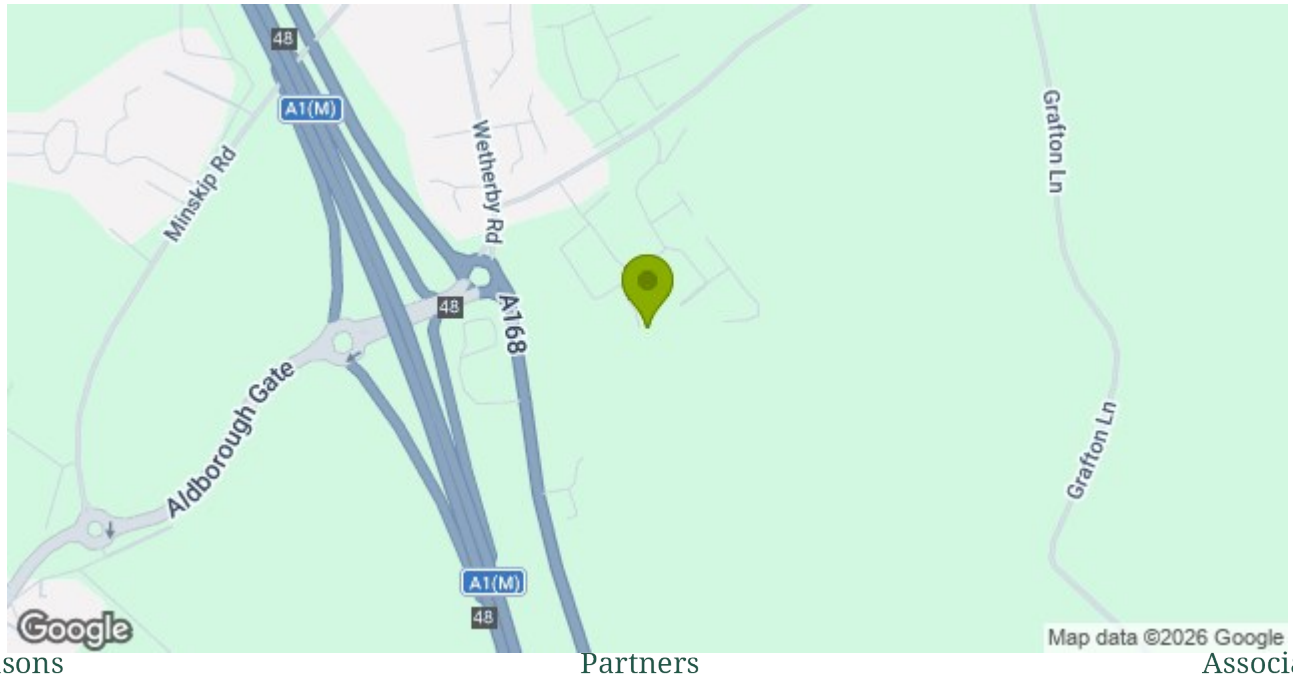
Rowan Place, Boroughbridge, YO51 9RY



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 452 SQ FT / 41.96 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 601 SQ FT / 55.87 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1053 SQ FT / 97.83 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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