



Fulmar Vineries
Boroughbridge, York, YO51 9AJ
Guide price £450,000



4 BEDROOMED DETACHED FAMILY HOME WITHIN WALKING DISTANCE OF BOROUGHBRIDGE TOWN CENTRE NO ONWARD CHAIN
SPACIOUS LIVING ROOM, DINING ROOM, UTILITY ROOM, GOOD SIZE KITCHEN, GROUND FLOOR WC
PRINCIPAL BEDROOM WITH ENSUITE
OFF STREET PARKING DELIGHTFUL GARDENS
DETACHED DOUBLE GARAGE/WORKSHOP
EPC C COUNCIL TAX BAND G



Description

This four-bedroom detached house, , is nestled on a generously sized plot just off Roecliffe Lane. With its prime location, the property is within a leisurely stroll of the town center and a variety of local amenities, making it perfect for families and professionals alike.

Inside, you will find a thoughtfully designed layout featuring well-proportioned rooms . The house is equipped with gas-fired central heating. The expansive interior includes three distinct reception rooms,

Outside, the property boasts ample parking, easily accommodating several vehicles, making it both practical and convenient. Overall, this home is a fantastic blend of space, comfort, and accessibility.

ACCOMMODATION

ENTRANCE VESTIBULE 9' 11" x 3' 5" (3.02m x 1.04m)

LANDING With cylinder and airing cupboard.

ENTRANCE HALL 10' 1 max" x 9' 11 max" (3.07m x 3.02m)

OUTSIDE Gardens and yard.

Cupboard under stairs. Radiator

LOUNGE 24' 11" x 14' 4" (7.59m x 4.37m) Bow window to front. Marble fireplace. Radiator

DETACHED GARAGE 18' 9" x 10' 0" (5.72m x 3.05m)

Radiator

DINING ROOM 10' 10" x 9' 10" (3.3m x 3m) Radiator

Location

Nestled on western side of town, this property boasts a prime location just a short, pleasant stroll from the vibrant town centre. In the heart of the town, you'll discover an excellent array of charming cafes, lively bars, and delightful restaurants, where you can enjoy a meal or grab a quick coffee. The area is well-equipped with essential amenities, including doctor and dental surgeries to cater to your healthcare needs, as well as a convenient local supermarket for your everyday shopping.

SITTING ROOM 11' 10" x 9' 11" (3.61m x 3.02m) Radiator

For those who enjoy an active lifestyle, you'll find numerous sporting and recreational facilities nearby, perfect for exercising or unwinding. Moreover, commuting is a breeze with easy access to the A1(M) at Junction 48, making this property an ideal choice for professionals wishing to reach the main business hubs of North and West Yorkshire and Teesside.

KITCHEN 11' 10" x 10' 10" (3.61m x 3.3m) With a range of base and wall units incorporating double bowl stainless steel unit. Ceramic hob. Hotpoint double oven. Extractor hood.

UTILITY ROOM 13' 6" x 9' 6" (4.11m x 2.9m) With stainless steel sink unit. Worcester gas fired central heating boiler.

CLOAKROOM 6' 7" x 3' 2" (2.01m x 0.97m) Pedestal wash hand basin. Low level wc. Radiator

FIRST FLOOR

MASTER BEDROOM 15' 1 max" x 14' 5 max" (4.6m x 4.39m) Fitted double wardrobe. Radiator

EN SUITE SHOWER ROOM 9' 5" x 7' 11" (2.87m x 2.41m)

With shower cubicle. Pedestal wash hand basin. Low level wc. Radiator

REAR BEDROOM 11' 10" x 10' 11" (3.61m x 3.33m) Fitted double wardrobe. Vanity unit wash hand basin .Radiator

REAR BEDROOM 12' 7" x 8' 10" (3.84m x 2.69m) Radiator

FRONT BEDROOM 11' 11" x 11' 9" (3.63m x 3.58m)

Radiator

HOUSE BATHROOM 7' 9" x 7' 1" (2.36m x 2.16m) With

suite comprising bath with Mira shower over and shower screen. Pedestal wash hand basin. Low level wc. Half tiled walls. Radiator

LANDING With cylinder and airing cupboard.

OUTSIDE Gardens and yard.





Fulmar House, The Vineries, Druids Meadow, Boroughbridge YO51 9AJ

Approximate Gross Internal Area
2678 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
F1 Directive		71	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
F1 Directive			

Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 **e:** lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk