



7 Mowbray Garth Boroughbridge

York, YO51 9NT

£400,000

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WITH NO ONWARD CHAIN A SPACIOUS AND VERSATILE 3 BEDROOM LINKED DETACHED FAMILY HOME FORMED OVER TWO STOREYS BUT WITH GROUND FLOOR BEDROOMS AND EXTENDING TO OVER 1,400 SQ FT WITH WELL PROPORTIONED ROOMS SET WITHIN ATTRACTIVE TREE LINED GARDENS BACKING ONTO THE RIVER TUTT IN A CUL DE SAC POSITION WITHIN LEVEL WALKING DISTANCE OF THE HIGHLY POPULAR AND ACCESSIBLE TOWN OF BOROUGHBRIDGE

MILEAGES: RIPPON - 7.5 MILES, HARROGATE - 10.5 MILES, EASINGWOLD - 12 MILES, YORK - 18 MILES, (DISTANCES APPROXIMATE)

With Double Glazing, Gas Fired Central Heating

Reception Hall, 24FT Sitting/Dining Room, Garden Room, Breakfast/ Kitchen, Utility Room

Principal Bedroom with En Suite Shower Room/WC, Bedroom Two, Refitted Shower Room

Mezzanine Landing/Study, Bedroom 3

Garage, Driveway Providing Off Road Parking, Attractive Landscaped Gardens

Approached beneath a timber canopy porch, a timber part glazed and stained entrance door opens into a welcoming L-SHAPED RECEPTION LOBBY.

SITTING ROOM which extends to over 24ft and enjoys a dual aspect with triple Velux roof lights providing natural light. A solid marble effect fireplace with inset living gas flame fireplace flanked by windows with delightful views across the rear garden and treelined backdrop and River Tutt beyond. From here, a turned staircase ascends to the mezzanine floor above.

To one side a GARDEN ROOM on a brick base and featuring windows to two elevations with views over the gardens and a glazed timber door leading to a neatly appointed patio terrace.

KITCHEN/BREAKFAST ROOM is comprehensively fitted with a range of wall and base units complemented by work surfaces and a tiled mid range. A gas hob beneath a concealed extractor and double oven below. A stainless steel sink sits beneath a window overlooking the brick sett driveway and private courtyard beyond. There is plumbing and space for a dishwasher and further space for a low level fridge. A door to the side leads to;

UTILITY ROOM with further wall and base units with work surfaces, stainless steel sink, plumbing for a washing machine and further space for a separate dryer or upright fridge/freezer. An internal door provides access to the INTEGRAL GARAGE.

From the reception lobby, a door leads to the PRINCIPAL BEDROOM featuring fitted wardrobes and a window with pleasant outlook overlooking the rear garden. To the side a door opens to;

EN-SUITE SHOWER ROOM includes a vanity unit with wash hand basin with modern gloss fronted cupboards below, a mains plumbed corner shower, low suite WC and part-tiled walls.

BEDROOM TWO is a comfortable double with a rear garden aspect.

Refitted MODERN FAMILY SHOWER ROOM with quartz effect Aqua panelling, a generous walk in mains plumbed





rain shower with hand held attachment, fitted wash hand vanity unit with useful cupboards below and concealed cistern WC to the side.

From the sitting room a turned timber staircase rises to an open MEZZANINE FLOOR with timber flooring and roof light above, currently arranged as a spacious study area, but offering clear scope for an additional bedroom or studio if desired. An adjoining door leads to;

Bedroom Three, with roof light, alcove space for storage, and adjoining access to a recently installed pressurised hot water cylinder within airing cupboard.

Outside, the property is approached via a broad brick set driveway providing ample parking and access to the attached garage (23' 9 x 9' 6) with metal up and over door, power and light with internal door to the utility. The front garden is a courtyard style featuring raised planters, maturing trees. A timber hand gate leads to a useful side wood and bin storage area.

The rear gardens are a true highlight beautifully landscaped with sweeping lawns, well-stocked borders, and a series of paved terraces perfect for outdoor entertaining. Timber steps lead down to the riverbank, where a weeping willow and fruit trees create a sense of privacy. A pathway continues to the far end of the garden, offering picturesque views for all seasons along the river.

**LOCATION** - Boroughbridge lies approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

**POSTCODE** - YO51 9NT  
**COUNCIL TAX BAND** - E  
**TENURE** - Freehold

**SERVICES** - Mains water, electricity and drainage, with gas fire central heating

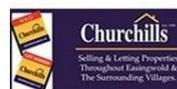
**DIRECTIONS** - From Boroughbridge High Street proceed down St Helena turning left onto Horsefair, take the first left into Mowbray Garth where upon No7 is the first dwelling on the right hand side.

**VIEWING** - Strictly by prior appointment through the selling agent Churchills Estate Agents - 01347 822800, email - [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)

**AGENTS NOTES**: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



## FLOOR PLAN



FREE VALUATIONS  
NO SALE NO FEE  
COMPETITIVE FEES



## LOCATION



## EPC

### 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		
73		
62		
EU Directive 2002/91/EC		

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