



8A Abel Close
Boroughbridge, York, Yorkshire YO51 9US
Guide price £440,000



DETACHED 4 BEDROOM MASTER ENSUITE FAMILY HOME
VERSATILE LIVING ACCOMMODATION,
SITTING ROOM MODERN KITCHEN THROUGH TO DINING AREA AND FAMILY/ SNUG ROOM,
HOUSE BATHROOM, DOWN STAIRS CLOAK ROOM AND INTEGRAL GARAGE
CUL-DE-SAC LOCATION, AMPLE OF STREET PARKING FOR A NUMBER OF VEHICLES
CLOSE TO LOCAL SHOPS SCHOOLS, AND AMENITIES
PREVIOUS PLANNING FOR A DOUBLE STORY EXTENSION.
A1M 0.5 OF A MILE AWAY GIVING ACCESS TO EXCELLENT COMMUTE



Description

Introducing an exceptional family home that boasts spacious and well-designed detached accommodation, featuring four generously sized bedrooms and versatile reception areas, including a cosy family/snug room. Nestled within a peaceful cul-de-sac, this property is ideally located just a short distance from the vibrant Boroughbridge town centre, offering convenience and community charm.

This attractive, modern detached residence is situated within a thoughtfully developed neighbourhood that is maturing beautifully, enhancing the appeal of the surrounding area. Residents will enjoy easy access to local amenities, schools, and transport links which are all within close proximity.

The home is equipped with efficient gas-fired central heating and double-glazed windows throughout, ensuring comfort and energy efficiency. The interiors are tastefully decorated in neutral tones, providing a perfect canvas for personal touches. The modern fitted kitchen is both stylish and functional, while the immaculate white bath and shower rooms add a touch of elegance to the home.

One of the standout features is the flexible layout that includes two adjoining reception rooms, allowing for an ideal space for both relaxation and entertaining. The master bedroom comes with its own en-suite bathroom, offering a private retreat for the homeowners.

Additionally, there is an integral single garage that provides ample storage or parking space, catering to practical family needs. Externally, the enclosed rear garden provides a secure area for children to play and for family gatherings, creating a perfect outdoor retreat.

An internal viewing is highly recommended to truly appreciate the extensive features and thoughtful design of this beautifully presented home, as well as its highly sought-after location in this delightful cul-de-sac. This property is sure to impress families looking for quality living in the heart of Boroughbridge

Location

The situation of the property is located towards the head of a

cul-de-sac and there is a children's play area nearby, plus within easy walking distance are the town centre and schools. Boroughbridge features a choice of shops and a range of services along with public houses, restaurants and a nearby supermarket. Boroughbridge High School is most convenient and there is a primary school in the town. There is easy access to the cathedral city of Ripon, spa town of Harrogate and historic city of York, all providing more extensive amenities and schooling. For the commuter the location is most convenient for the A1 which provides links to the region's motorway network and key business centres.

Directions

Proceed along Boroughbridge High Street, turn left onto Fishergate and left again onto Horsefair. Pass the High School and at the roundabout take the third exit onto Hazel Road bear left and then left again onto Craven Way and turn right onto Abel Close. Bare left and the property can be found on the right hand side.





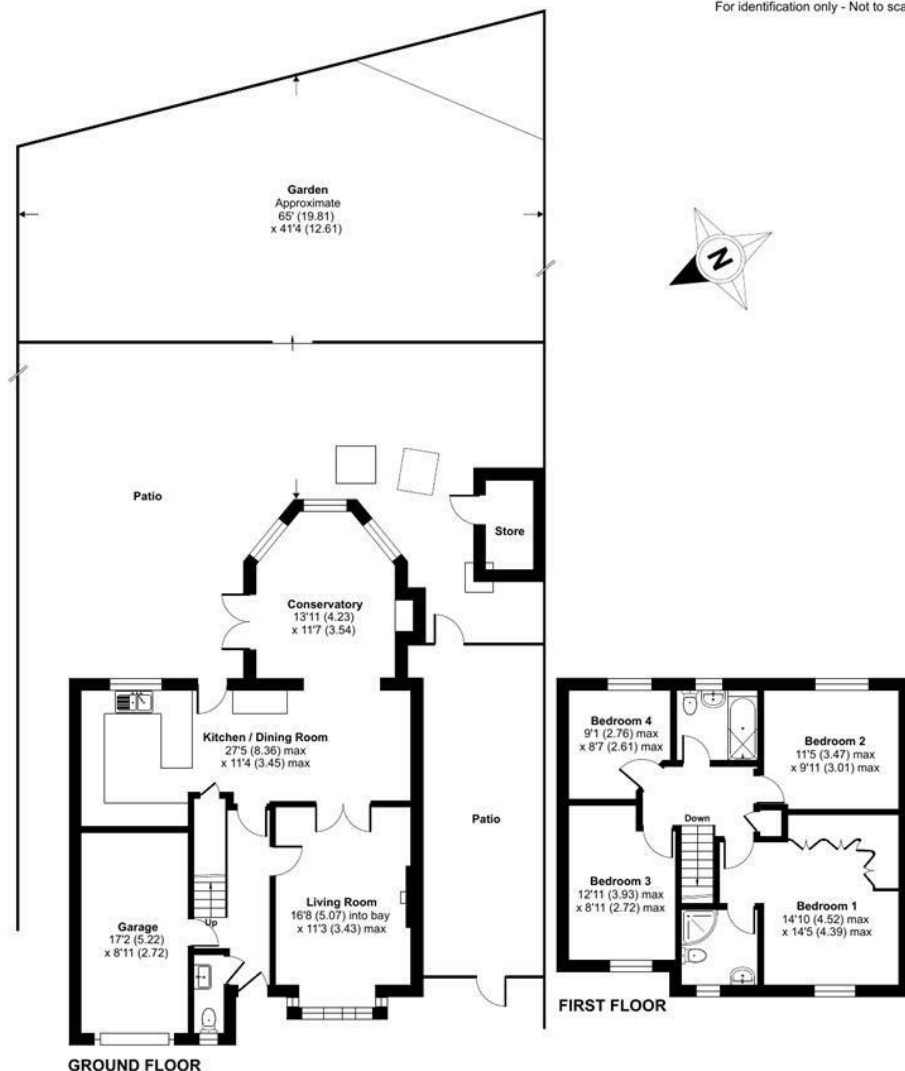
Abel Close, Boroughbridge, York, YO51

Approximate Area = 1383 sq ft / 128.4 sq m (excludes store)

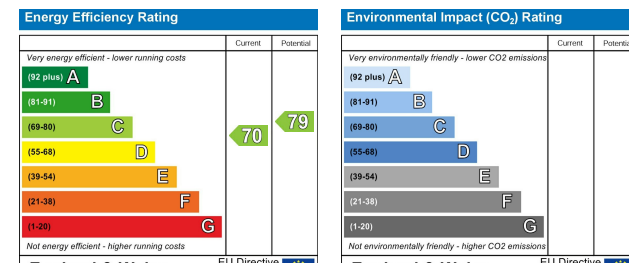
Garage = 148 sq ft / 13.7 sq m

Total = 1531 sq ft / 142.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026.



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