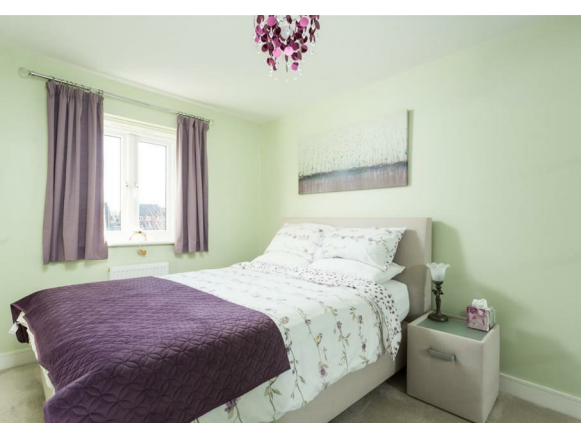
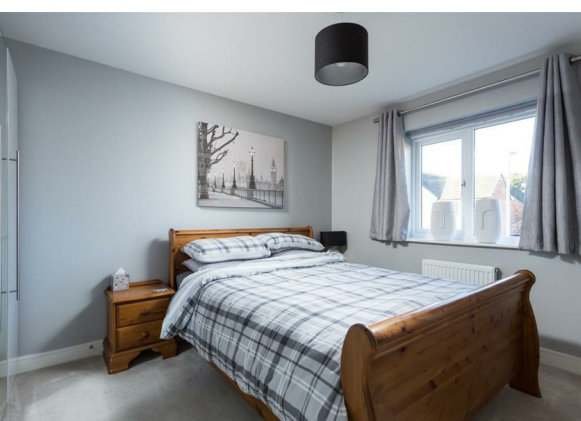




Oak Close, Boroughbridge Guide Price £475,000

*** HIGH SPECIFICATION ***

A contemporary and well presented detached home, offering four double bedrooms, spacious sitting room, a stylish kitchen/dining room with separate utility, and a study. Externally, the property benefits from a driveway with detached single garage and landscaped garden with timber built garden shed.



Accommodation

Entered into a reception hall with staircase leading off, with both a cloakroom WC and storage cupboard, which has been fitted to allow ventilation for a tumble dryer.

From the reception hall is the spacious sitting room which features a bay window to the front elevation and French doors leading into the kitchen/dining room.

The kitchen/dining room is generous in size running the length of the rear elevation, with tiled flooring and French patio doors into the rear garden beyond, which allows for plenty of natural light to enter the room. The modern kitchen includes matching high and low level storage cupboards with extensive counter top space, incorporating a large sink & dish drainer, four ring gas hob, electric oven, as well as both an integrated fridge/freezer and dishwasher.

There is a separate utility room with further matching units, sink & dish drainer, integrated washing machine and a composite side door leading out onto the driveway.

Completing the downstairs accommodation is a study towards the front elevation, which features stylish fitted cupboards.

The principal bedroom offers ample space and currently accommodates an emperor size bed (approx. 6ft 6in x 6ft 6in) and fitted wardrobes, whilst retaining freestanding furniture space. There's an en-suite which includes a standing wash hand basin, low flush WC, and an enclosed shower with full height tiled splash backs to three sides.

Bedroom two, three and four are all double bedrooms, with bedrooms two and three benefiting from further fitted wardrobes.

Finally, the house bathroom includes a low flush WC, standing wash hand basin, wall mounted heated towel rail, and a bath with full height tiled splash back surround, with shower over.

To The Outside

To the front of the property is a stone flagged path which leads to the front door with lawn and a herbaceous border to either side. Adjacent to the property is a multiple vehicle driveway leading to the detached single garage with power.

The rear garden has been thoughtfully landscaped to provide two large patios, with rockery, and a large lawn area with herbaceous borders. Positioned behind the garage is the timber built garden shed.

Crucially, the property is available with the remainder of its original 10 year NHBC warranty.

Energy Efficiency

The property's current energy rating is B (85) and has the potential to be improved to an EPC rating of A (94).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

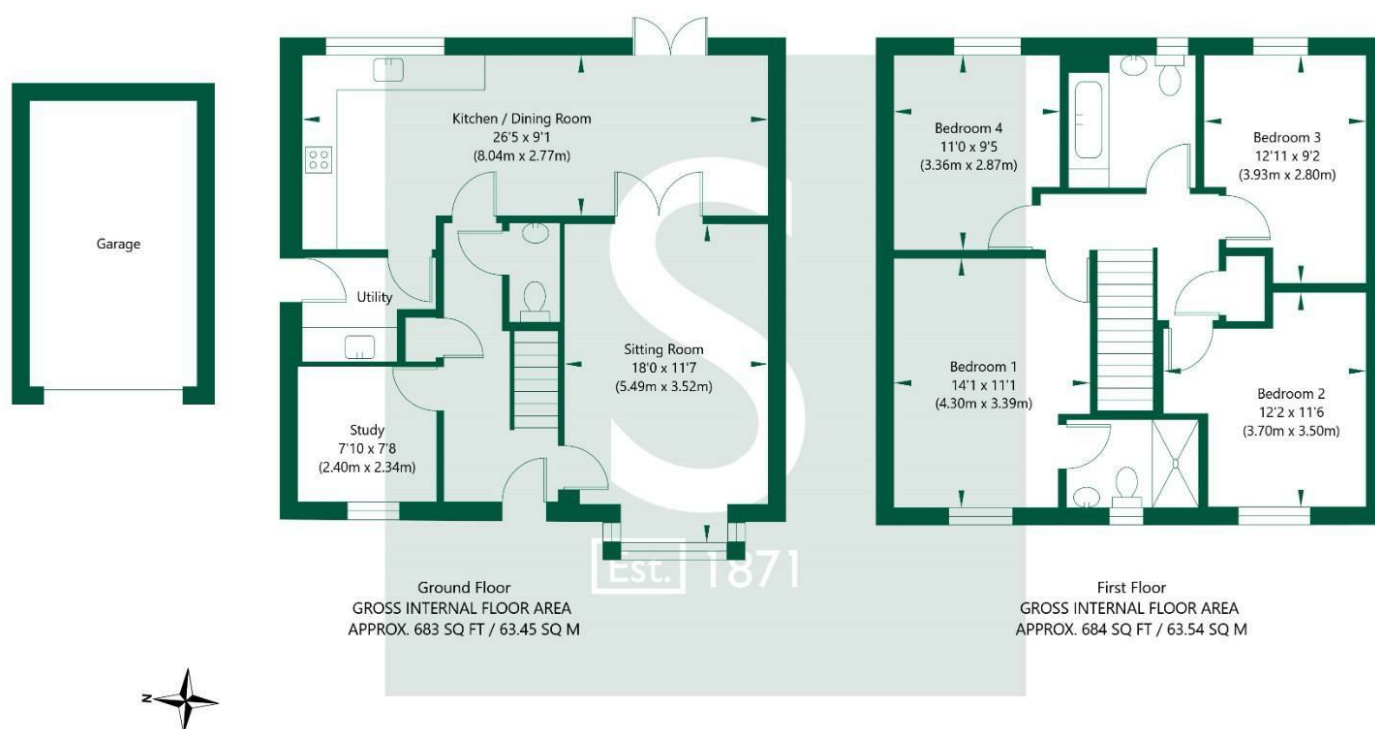
Council Tax: E - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

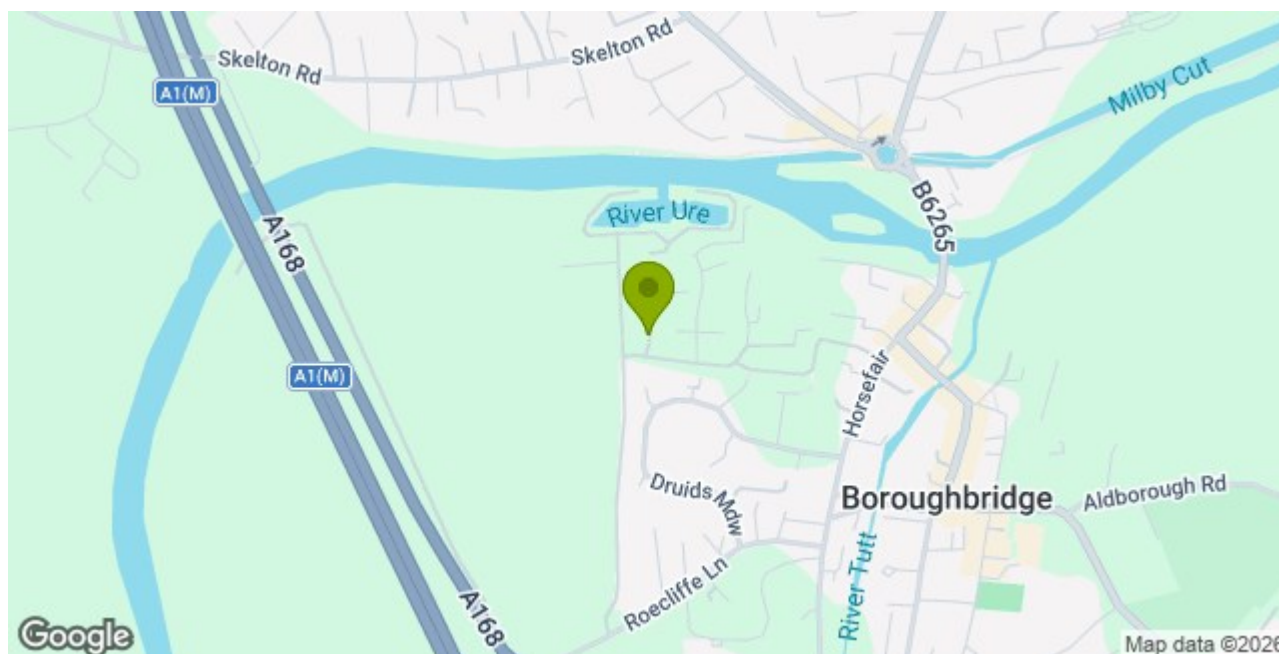
Estate Management Fee: £262.20 per annum

*Download speeds vary by broadband providers so please check with them before purchasing.

Oak Close, Boroughbridge, York, YO51 9FZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
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All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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