Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

3 Occaney Close Boroughbridge

York, YO51 9RQ

£350,000

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WITH NO ONWARD CHAIN - A BEAUTIFULLY PRESENTED, THREE BEDROOM, THREE STOREY TOWNHOUSE, ENJOYING A QUIET GATED POSITION. THE HOUSE IS NEATLY TUCKED AWAY IN THE SHADOW OF BOROUGHBRIDGE'S POPULAR HIGH STREET, WITH AN OPEN ASPECT OF WILD MEADOW BEYOND A PART WALLED GARDEN, WHICH MEETS THE TREE LINED RIVER TUTT. THE ACCOMMODATION SUPPORTS MODERN FAMILY LIVING, CENTRED AROUND A SUPERB OPEN PLAN KITCHEN, LIVING AND DINING SPACE, WITH QUALITY FINISHES AND THOUGHTFUL UPGRADES, COMPLEMENTED BY A GENEROUS PRINCIPAL BEDROOM SUITE ON THE TOP FLOOR. CONTEMPORARY STYLING AND PRIVATE GATED PARKING, WITH A COMBINATION OF OUTLOOK, PRIVACY, AND PROXIMITY TO THE AMENITIES OF THE TOWN CENTRE. THIS HOME OFFERS NATURAL VIEWS IN THE HEART OF THE TOWN, WITHIN EASY WALKING DISTANCE OF EVERYDAY FACILITIES.

Mileages – York approx. 12 miles | Harrogate approx. 10.5 miles | Ripon approx. 7.5 miles (All distances approximate).

Entrance Hall, Cloakroom/WC, Sitting Room, Open Plan Kitchen/Living/Dining Room

First Floor Landing, Rear Lobby, Two Double Bedrooms, Family Bathroom

Second Floor - Principal Bedroom Suite, Walk-In Wardrobe, En Suite Shower Room

Outside - Shared Gated Driveway, Private Brick-Set Parking for Two Vehicle, Rear Garden

A composite ENTRANCE DOOR, set beneath a canopy storm porch, opens into a welcoming RECEPTION HALL with UNDERFLOOR HEATING throughout the ground floor, finished with oak effect LVT flooring and tasteful panelling to dado height. A useful under the stairs cupboard provides practical storage for the entrance hall.

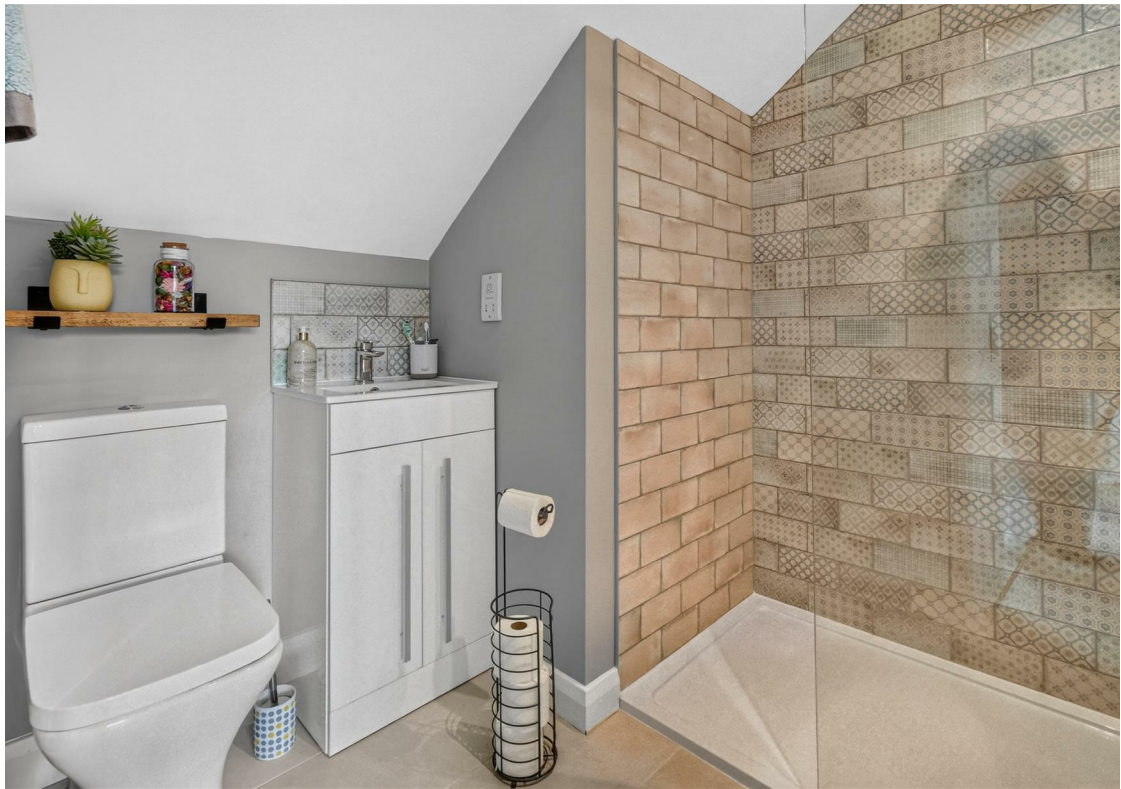
To one side of the entrance hall sits a CLOAKROOM/WC, appointed with vanity basin with storage cupboard, subway tiled splashback, and low suite WC. To the other side, a door leads into the SITTING ROOM, which is a beautifully decorated and elegant front reception space with PVC bay window overlooking the courtyard and driveway, complimented by composite plantation shutters.

To the rear of the property, a further door opens into an impressive OPENPLAN KITCHEN / LIVING / DINING ROOM — the true hub of the home. The KITCHEN AREA is comprehensively fitted with shaker cabinetry, quartz worktops with slight glitter and matching upstands. Integrated Neff appliances include a five-ring gas hob with glass splashback and extractor, and a hide and slide Neff oven. Other appliances include a full-size dishwasher, 1.5 sink bowl, and an integrated fitted fridge and freezer.

A central island, with matching quartz top, provides additional preparation space and extends to form breakfast bar seating.

The LIVING AND DINING AREA flows naturally from the kitchen, with a dining area to the side and an archway which opens into a superb AUXILLARY LIVING ROOM. Above, electronically operated dual roof lights flood the room with natural light. Bi-fold doors stretch across the rear of the property and open directly onto a stone paved patio, ideal for entraining and outdoor dining, showcasing wonderful views across the rear garden and meadow beyond.

From the reception hall, a staircase with decorative panelling



rises to the FIRST FLOOR LANDING, with an airing cupboard housing the pressurised unvented hot water cylinder.

There are TWO GENEROUS DOUBLE BEDROOMS on the first floor. One overlooks the front courtyard; the other enjoys attractive views across the rear garden, grassland and woodland backdrop. Both rooms are equipped with fitted wardrobes.

The FAMILY BATHROOM is appointed with a panel bath and mains fed shower above, vanity wash hand basin with storage below, tiled splashback, low suite WC, and chrome towel radiator.

The rear lobby on the first floor overlooks the courtyard, with a second staircase rising to an impressive SECOND FLOOR PRINCIPAL BEDROOM SUITE.

The bedroom incorporates a dressing area and enjoys views towards the courtyard, with pleasant period rooftop landscapes across Boroughbridge. A generous WALK IN WARDROBE provides excellent storage and houses the mains gas boiler. A rear roof light with fitted blackout blind offers elevated views to the rear of the property. Loft access is available from this room. To one side a door leads to;

The EN SUITE SHOWER ROOM, which features a walk-in mains fed shower with glazed side, subway tiled walls, vanity wash handbasin, low suite WC, and chrome towel radiator.

OUTSIDE, the property is approached via a shared gated driveway, leading to a private brick set driveway providing parking for two vehicles outside the property, with an EV charging point. A paved pathway with decorative gravel beds and neat borders leads to the front door.

To the rear, a stone flagged patio extends from the garden room, opening onto a lawned garden with fenced and part walled boundary. The open aspect creates a peaceful and attractive setting, overlooking the tree lined River Tutt and wild meadow.

LOCATION - Boroughbridge lies approximately 12 miles from York, 10.5 miles from Harrogate, and 7.5 miles from Ripon, aswell 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, and primary and secondary schools, with excellent connections to the A1(M) and A19 motorways. Its proximity to the major mainline rail connections at York, Thirsk, and Northallerton make travel to and from the town easy and simple.

SERVICES – Mains water, electricity, drainage, gas central heating, and underfloor heating to the ground floor.
COUNCIL TAX BAND – D
POSTCODE – YO51 9RQ

DIRECTIONS – From Boroughbridge High Street, turn right by the Black Bull Inn, proceed down St Helena, turn right and continue a short distance where the gated entrance to Occaney Close will be seen and identified by the Churchills for sale board.

VIEWINGS – Strictly by appointment through Churchills. 01423 326889 or email - easingwold@churchillsyork.com

FLOOR PLAN

TOTAL FLOOR AREA : 1218 sq.ft. (113.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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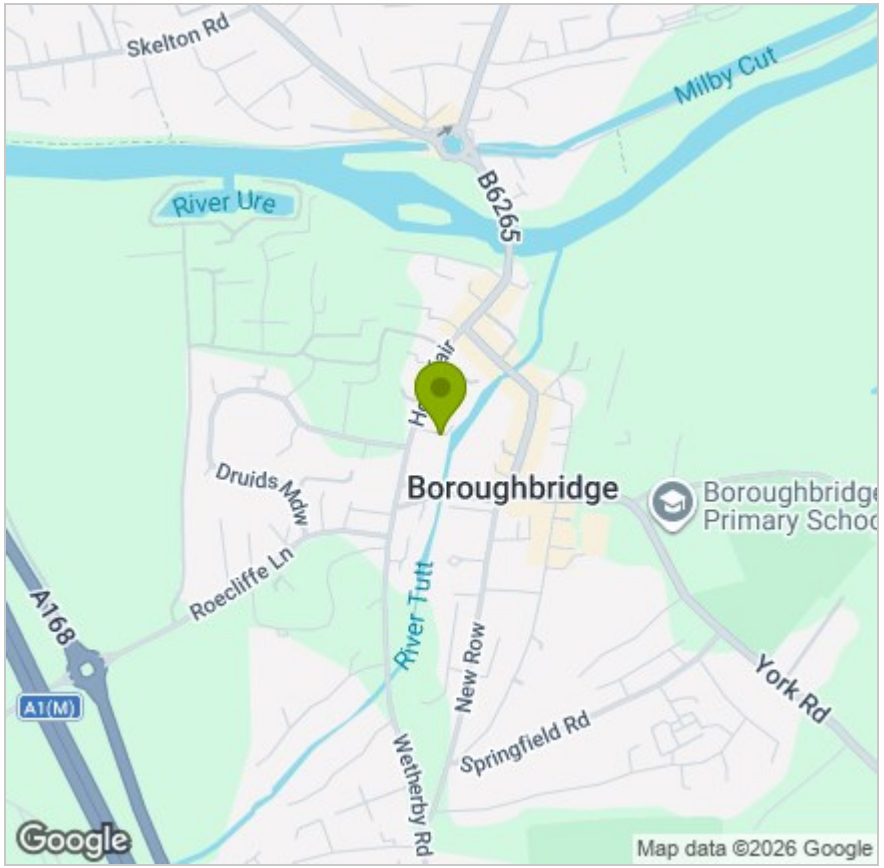
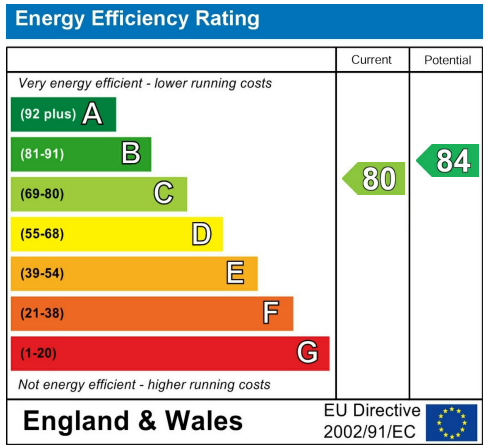
LOCATION



EPC



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Byrne House Chapel Street, Easingwold, YO61 3AE
Tel: 01347822800 Email: easingwold@churchillsyork.com www.churchillsestateagents.co.uk