

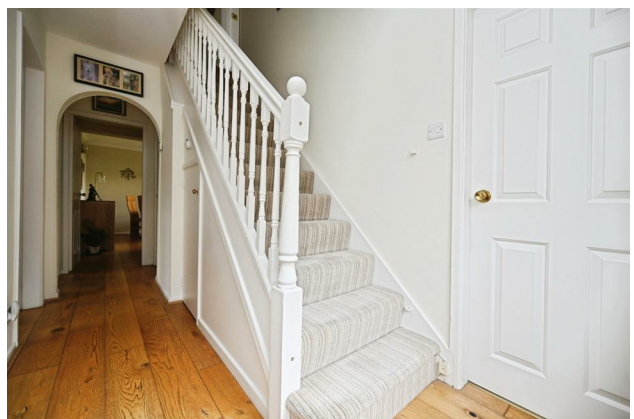
# HUNTERS®

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**4 Hill View, Boroughbridge, York, YO51 9BE**

**Offers Over £425,000**

Property Images



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## Property Images

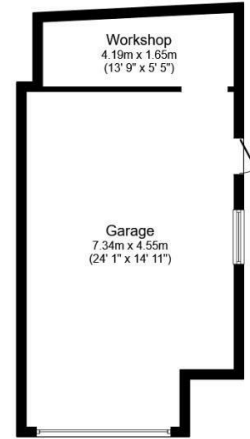
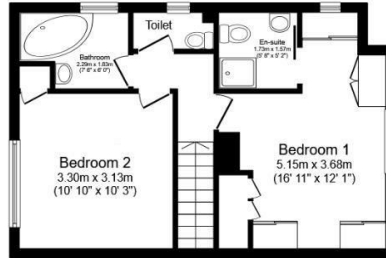


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## Property Images





Total floor area: 146.5 sq.m. (1,577 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

A deceptively spacious and well presented three/four bedroom detached home, thoughtfully extended to offer versatile living accommodation, situated in the popular village of Kirby Hill, ideally positioned between Boroughbridge and Ripon with excellent access to the A1.

The property opens into an entrance hall which leads through to a generous lounge, filled with natural light from windows to three sides and featuring a modern electric fire as a focal point. The ground floor offers flexible living space, including a study or fourth bedroom, and a dining room which could also serve as a third bedroom. The fitted kitchen has a built in hob, oven and breakfast bar, and provides direct access to the enclosed rear garden.

To the first floor are two well proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary ensuite shower room. Bedroom two offers useful under eaves storage and access to the loft space.

Externally, the property enjoys gardens to both the front and rear, predominantly laid to lawn, along with a paved patio area ideal for outdoor entertaining. A summer house with power and lighting provides an excellent opportunity for a home office or hobby space. In addition, there is a larger than average detached garage with an electric up and over door and a further workshop area to the rear.

An ideal home for those seeking flexible living in a convenient yet semi-rural location with far reaching open views to the front.

## Features

- EXTENDED DETACHED HOUSE • 3/4 BEDROOMS • MASTER EN SUITE SHOWER ROOM • HOUSE BATHROOM • TWO/THREE RECEPTION ROOMS • FITTED KITCHEN • ENCLOSED REAR GARDEN • GENEROUS GARAGE/WORKSHOP • DRIVEWAY • VERSATILE LIVING SPACE