

**40 St. Johns Walk, Kirby Hill, Boroughbridge, York, YO51 9DJ**

**Asking Price £400,000**

**Property Images**



## Property Images

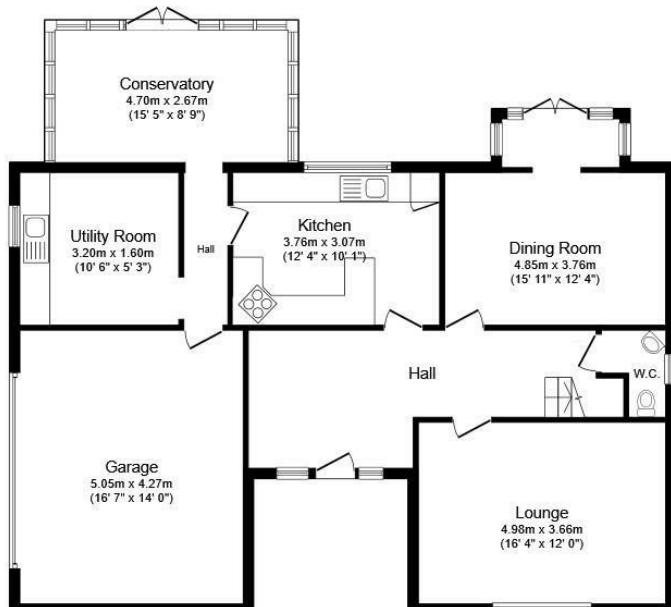


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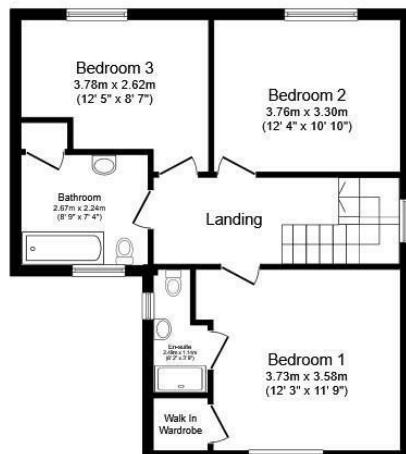
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## Property Images





**Ground Floor**  
Floor area 119.3 sq.m. (1,284 sq.ft.)

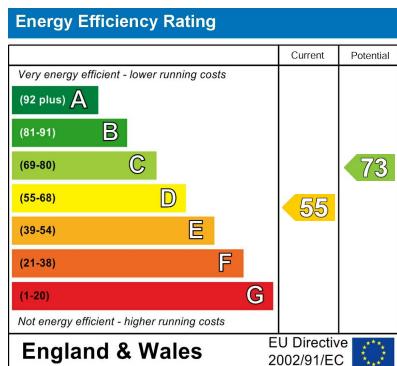


**First Floor**  
Floor area 56.4 sq.m. (607 sq.ft.)

Total floor area: 175.7 sq.m. (1,891 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](http://www.Propertybox.io)

## EPC



## Map



## Details

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

## Summary

Situated in the desirable village of Kirkby Hill, on the edge of Boroughbridge, this spacious three-bedroom detached home occupies an attractive corner plot and is offered for sale with no onward chain. The property has been thoughtfully updated with a modern dining kitchen and stylish house bathroom installed approximately a year ago.

A generous entrance hall provides an impressive welcome, giving access to a downstairs WC and the main living spaces. The contemporary kitchen features a range of high-quality fitted units and integrated appliances, complemented by a separate utility room for added convenience. From the rear hall, there is internal access to the large garage, as well as a door leading into the conservatory, ideal for enjoying the garden year round.

The ground floor also offers a bright lounge with an electric fire and a separate dining room with double doors opening directly to the garden, creating a perfect space for entertaining and family living.

To the first floor are three well proportioned bedrooms. The spacious master bedroom benefits from a walk in wardrobe and a modern ensuite shower room, while the remaining bedrooms are served by a beautifully finished house bathroom, refurbished around a year ago.

Externally, the property enjoys generous gardens laid mainly to lawn, with a paved patio area ideal for outdoor dining, along with a garden shed for storage. The good sized single garage features an electric up and over door, with a driveway providing ample parking for multiple vehicles.

This impressive home combines space, practicality and modern finishes, all within easy reach of Boroughbridge's amenities and excellent transport links—an ideal opportunity not to be missed.

## Features

- DETACHED HOUSE • THREE BEDROOMS • MASTER EN SUITE • HOUSE BATHROOM • KITCHEN • UTILITY ROOM • CONSERVATORY • TWO RECEPTION ROOMS • SURROUNDING GARDENS • DRIVEWAY AND LARGE SINGLE GARAGE