

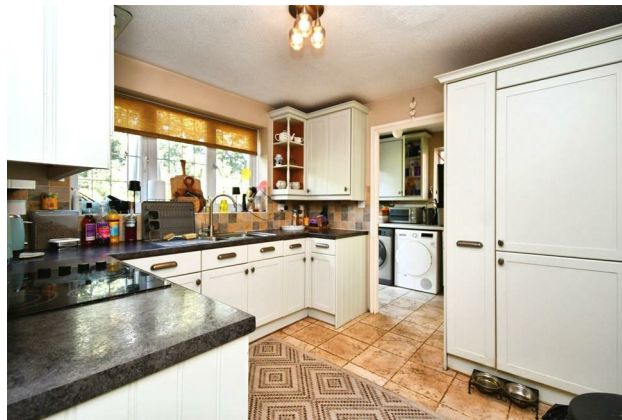
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18 Kingfisher Reach, Boroughbridge, North Yorkshire, YO51 9JS

Asking Price £375,000

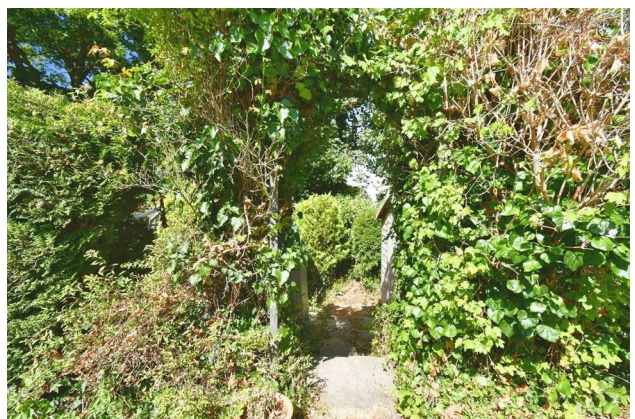
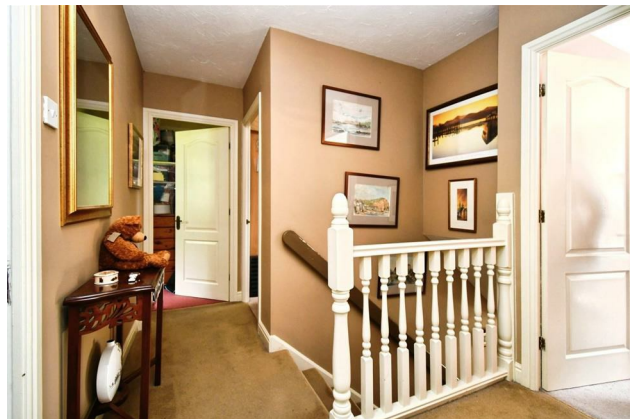
Property Images



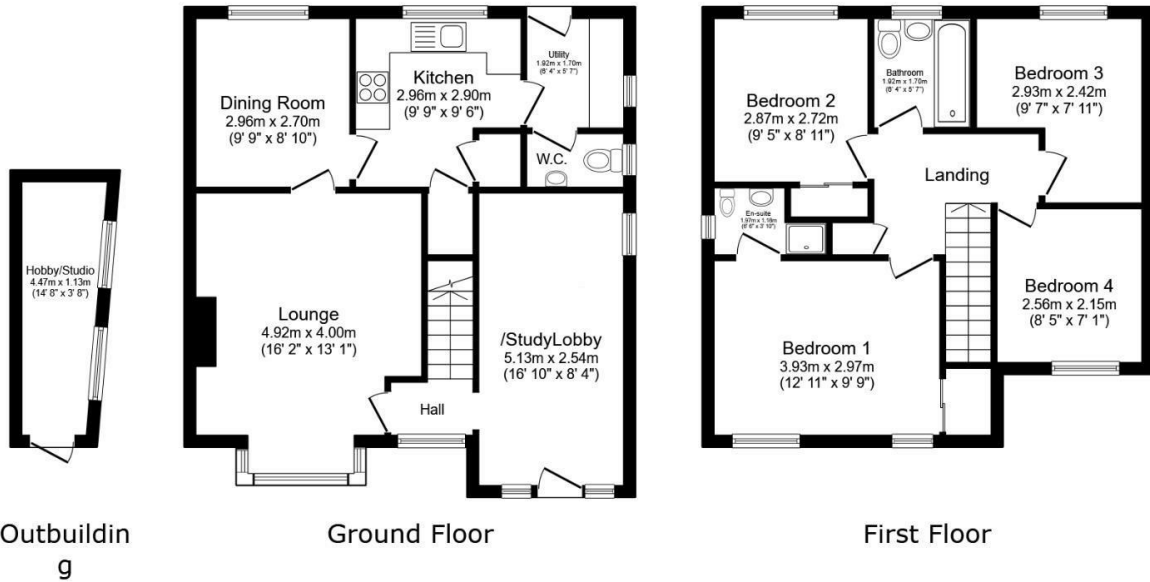
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Property Images



Floorplan



Total floor area: 111.0 sq.m. (1,194 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

This delightful four-bedroom detached house offers a perfect blend of comfort and style, with a lovely enclosed rear garden and parking.

Upon entering one of the standout features of this property is the extensive lobby, currently utilized as a serene reading room, which adds a unique touch to the home. The lounge is a lovely relaxing space with bay window and feature fire place. The fitted kitchen, complete with a utility room, provides ample space for culinary pursuits, making it a joy for any home cook and the dining room is perfect for entertaining. The ground floor also boasts a convenient WC, enhancing the practicality of the living space.

The master bedroom is fitted with mirror wardrobes and features an ensuite shower room that ensures privacy and convenience. Three additional well-proportioned bedrooms provide plenty of space for family or guests, making this home perfect for those seeking room to grow.

The house is complemented by a rear enclosed garden that is both private and inviting. With a lovely lawn area and a patio, it is an ideal setting for outdoor gatherings or simply enjoying the fresh air. At the bottom of the garden, you will find a hidden area perfect for growing vegetables, catering to those with a green thumb. Additionally there is a fabulous timber Hobby studio at the side of the property which offers a host of possibilities.

Additionally, the property offers parking, ensuring ease of access. The property is within easy walk to the town centre for your everyday needs, with its thoughtful layout and charming features, this property is a must-see in this very desirable location.

Features

• FOUR BEDROOM DETACHED • LOUNGE • DINING ROOM • FITTED KITCHEN • UTILITY AND WC • LOBBY/ QUIET READING ROOM • MASTER BEDROOM WITH ENSUITE • ENCLOSED GARDEN WITH HOBBY STUDIO • PARKING TO THE FRONT • EASY ACCESS TO THE TOWN CENTRE