

# HUNTERS®

HERE TO GET *you* THERE

44 Gaskin Close, Langthorpe, Boroughbridge, York, YO51 9RN

Offers Over £400,000

Property Images



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## Property Images



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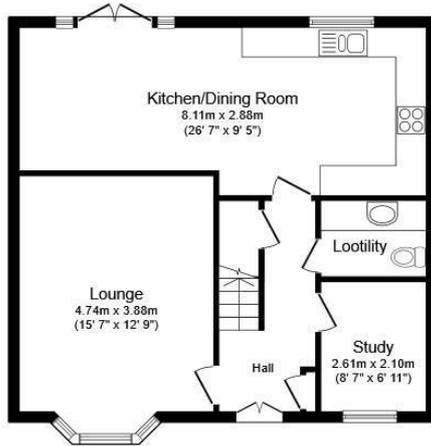
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## Property Images



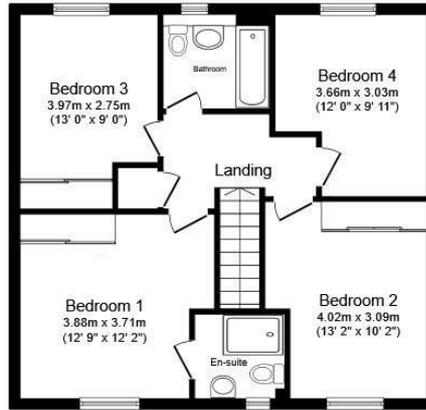
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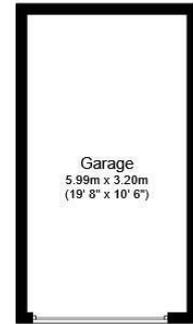
Ground Floor

Floor area 63.3 sq.m. (682 sq.ft.)



First Floor

Floor area 62.6 sq.m. (674 sq.ft.)



Garage

Floor area 19.2 sq.m. (206 sq.ft.)

Total floor area: 145.1 sq.m. (1,562 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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

Nestled at the end of a quiet cul-de-sac in the popular market town of Boroughbridge, this beautifully presented four double bedroom detached home, built in 2022, offers modern family living in an enviable position and is offered for sale with no onward chain.

The property opens into a welcoming entrance hall which leads to a spacious lounge featuring an attractive bay window, creating a bright and comfortable living space. There is also a separate study, ideal for home working. To the rear of the property is an upgraded dining kitchen fitted with a range of high quality units and built in appliances, providing a stylish and practical heart of the home. Double doors open directly onto the rear garden, perfect for indoor-outdoor living and entertaining. Completing the ground floor is a useful looility room with WC, sink and integrated white goods.

To the first floor are four generously sized double bedrooms. The principal bedroom benefits from a modern ensuite shower room featuring a luxurious waterfall shower. A contemporary house bathroom serves the remaining bedrooms.

The property is beautifully and immaculately presented throughout, offering a true move in ready home.

Externally, the property enjoys gardens to the front and rear, with the rear garden being enclosed and laid mainly to lawn with a paved patio area ideal for outdoor dining. There is also a garage and a driveway providing off street parking for up to four vehicles. The home overlooks attractive grassed areas, with residents contributing approximately £200–£300 per year towards their upkeep.

## Features

- DETACHED HOUSE WITH NO ONWARD CHAIN • CUL DE SAC LOCTION • FOUR DOUBLE BEDROOMS • MASTER ENSUITE SHOWER ROOM • HOUSE BATHROOM • UPGRADED DINING KITCHEN • LOUNGE AND STUDY • LOOTILITY • GARDEN • GARAGE AND DRIVEWAY