

HUNTERS[®]

HERE TO GET *you* THERE



Church View

Kirby Hill, Boroughbridge, York, YO51 9BG

Asking Price £239,995



Council Tax: B



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ENTRANCE HALL

Accessed via a UVPC half glazed door with obscure glazed sidelight, Coving to ceiling, radiator and useful understairs cupboard. stairs to first floor.

SITTING ROOM

10'9" x 15'4" (3.28 x 4.67)

Window to front elevation recently fitted with vertical blinds, coving to ceiling and radiator. The focal point is provided by a neutral fire surround with inset electric flame effect fire.

DINING ROOM

8'9" x 8'11" (2.67 x 2.72)

Coving to ceiling, radiator, door through to conservatory and open walkway through to the kitchen.

KITCHEN

7'8" x 8'0" (2.34 x 2.44)

Fitted with a good range of modern shaker style wall and floor units with complementary worktops over. Fitted double oven under a gas hob with extractor hood over. Space and plumbing for a dishwasher, built in fridge/freezer and inset sink with drainer and mixer tap over. Window to the rear elevation

CONSERVATORY

9'2" x 9'10" (2.79 x 3)

Glazed to three sides and fitted with vertical blinds. Laminate wood effect floor, down lighters and wall mounted up lighter. Plumbing for washing machine.

LANDING

With access to partly boarded loft via a pull down ladder, giving access to the recently installed combination boiler; useful shelved storage cupboard.

BEDROOM ONE

7'11" x 12'9" (2.41 x 3.89)

With a full range of built-in wardrobes and shelves behind sliding doors, with a TV point and socket is concealed behind one of the doors. Window to the front elevation, radiator.

BEDROOM TWO

8'10" x 11'8" (2.69 x 3.56)

With views over open countryside, coving to ceiling, recessed corner downlight and central heating radiator.

BEDROOM THREE

6'11" x 9'7" (2.11 x 2.92)

With window to the front, fitted wardrobe and single bed base and cupboards; wall mounted television and central heating radiator.

BATHROOM

5'3" x 7'8" (1.6 x 2.34)

With obscure glazed window to the rear, white three piece suite consisting of bath with shower over, wash basin and low level WC and fully tiled walls.

EXTERNALLY

With shared foot path to the front, lawn area with mature borders and shrubs. To the rear is a low maintenance paved and enclosed garden with borders and useful brick built storage shed with power within and plumbing for a washing machine.

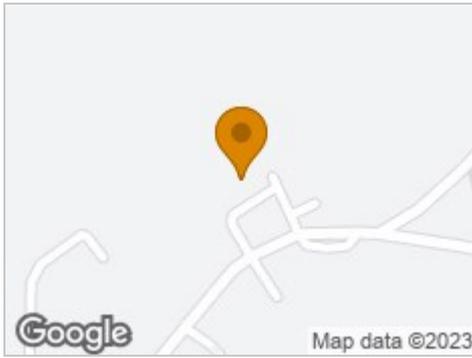
PARKING

There is allocated parking to the rear of the property and on road parking to the front.

Tel: 01845 440044



Road Map



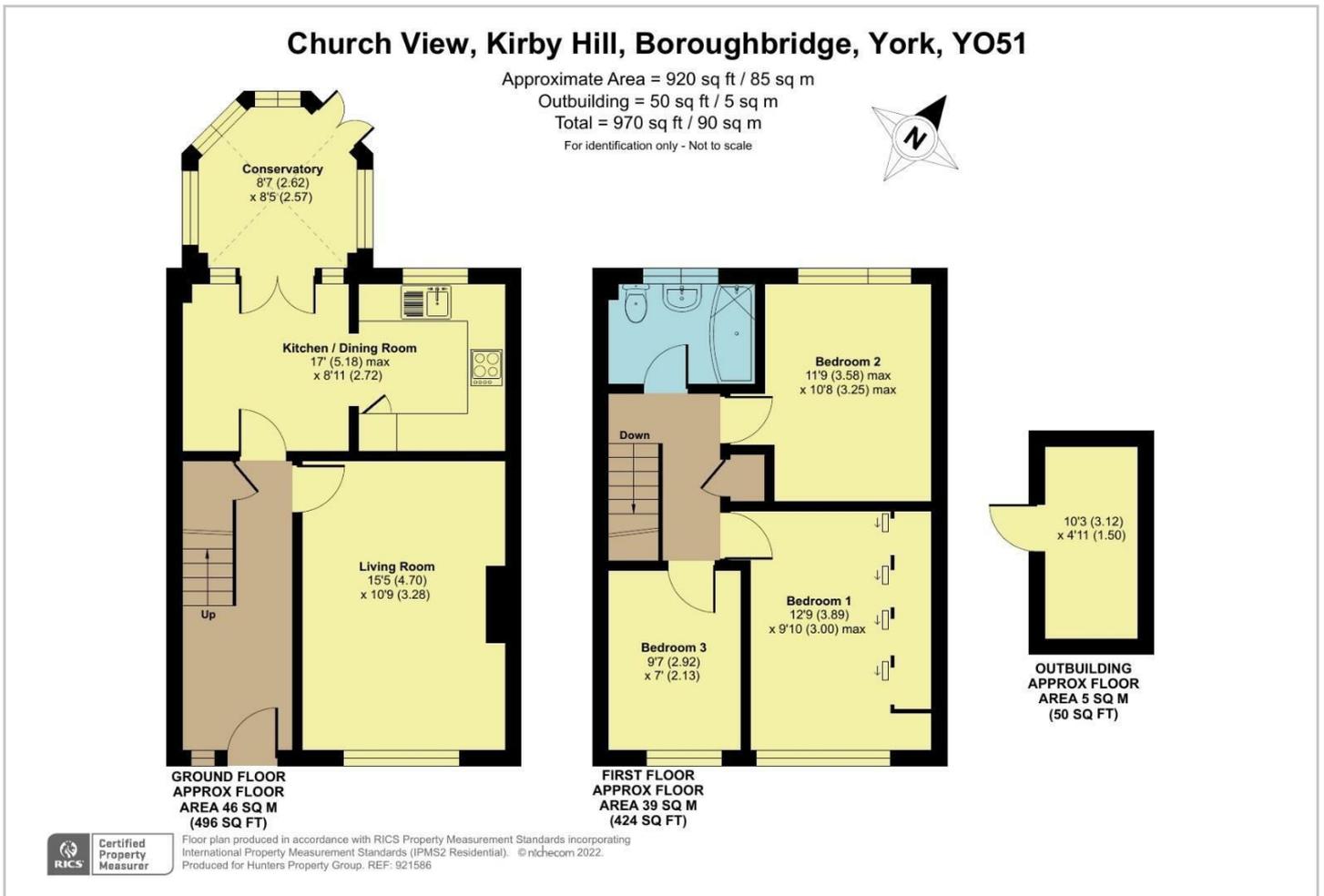
Hybrid Map



Terrain Map



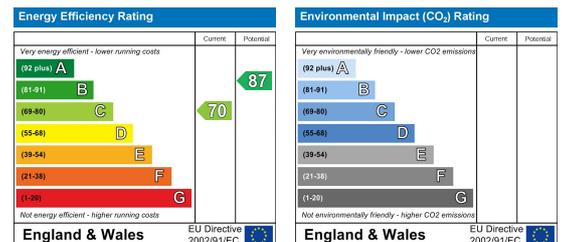
Floor Plan



Viewing

Please contact our Hunters Thirsk Lettings Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.