



Abel Close, Boroughbridge, York, YO51 9US

- Spacious four-bedroom detached home
- South-facing landscaped garden
- Principal bedroom with en-suite
- Integral garage
- Sought-after family location
- Driveway parking for two cars
- Underfloor heating to the kitchen
- Summerhouse and additional garden storage

Guide Price £425,000



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DESCRIPTION

A beautifully presented four-bedroom detached family home offering spacious and versatile accommodation, a landscaped south-facing garden, driveway parking for two vehicles and an integral garage, all situated within a popular residential location.

The property opens into a welcoming entrance hall with oak flooring, a useful downstairs WC and stairs leading to the first floor. To the front is a generous living room, flooded with natural light from the attractive bay window and centred around a contemporary gas fireplace, creating a superb family living space.

To the rear, the dining room enjoys French doors opening onto the garden and flows conveniently into the kitchen, making it ideal for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units, integrated appliances, underfloor heating and internal access to the garage, together with a useful understairs storage cupboard.

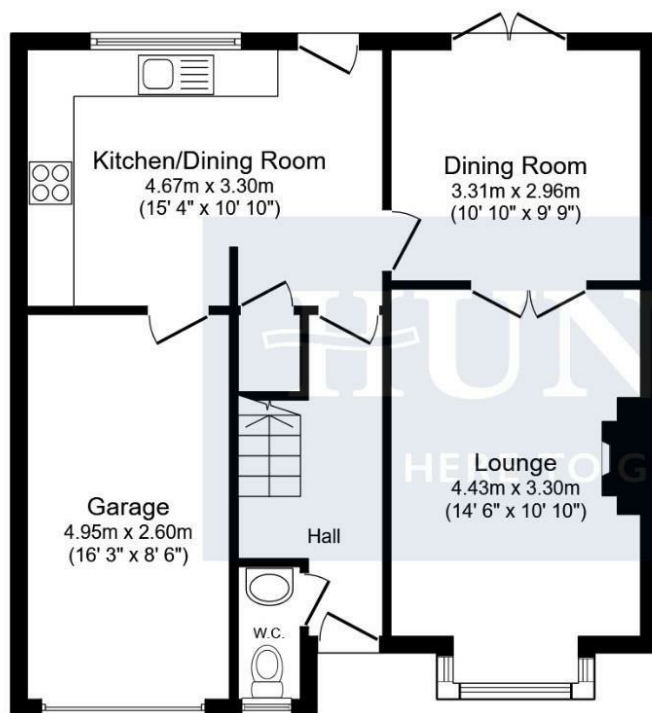
Upstairs, the spacious principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. There are two further double bedrooms, a generous single bedroom and a modern family bathroom, while the loft is boarded and fitted with power and lighting, providing excellent additional storage.

Outside, the property continues to impress with a beautifully landscaped south-facing rear garden, featuring an extended stone patio, well-maintained lawn and established planting, creating an ideal space for relaxing or entertaining. A timber summerhouse and additional storage shed further enhance the outdoor space. To the front, a driveway provides off-street parking for two vehicles alongside an integral garage.

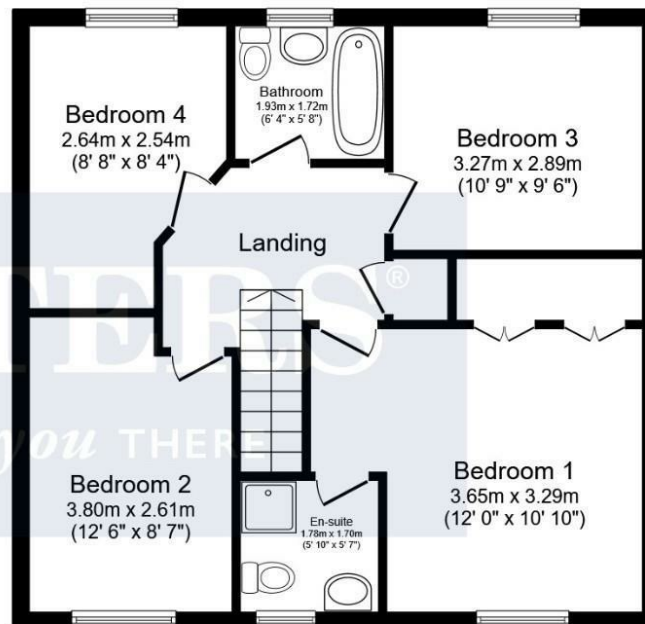
Offering generous family accommodation, quality finishes throughout and a fantastic outdoor space, this is a wonderful home ideally suited to growing families. Early viewing is highly recommended.







Ground Floor



First Floor

Total floor area 122.6 sq.m. (1,320 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io



Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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.

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