



## Cornmill Crescent, Boroughbridge, YO51 9RZ

- Sought after location
- Spacious throughout
- Three Generous Bedrooms
- Picturesque Parkland Views
- Premium Upgrades
- Built six months ago
- Modern Kitchen-Diner
- Modern Bathroom & Downstairs WC
- Eco-Friendly Solar Panel
- Perfect for First-Time Buyers or Downsizers

**Guide Price £295,000**



# Cornmill Crescent, Boroughbridge, YO51 9RZ

## DESCRIPTION

Located in the highly sought-after location of Cornmill Crescent, this stunning semi-detached house offers a perfect blend of modern living and convenience. The property boasts contemporary design, high-quality finishes, and eco-conscious enhancements—making it an ideal choice for families and professionals alike.

The house features a spacious lounge, providing ample space for relaxation and entertaining. The well-appointed kitchen dining area, creates a warm and inviting atmosphere for family gatherings. With three generously sized bedrooms, there is plenty of room for everyone, along with a stylish bathroom and a separate downstairs WC.

One of the standout features of this home is its picturesque view overlooking landscaped parkland, allowing residents to enjoy the beauty of nature right from their doorstep. In addition, the property is equipped with solar panels, offering increased energy efficiency and long-term savings. To front is parking for two cars along with an electric charging point.

Located close to Boroughbridge town centre, the property provides easy access to a variety of shops, cafes, and local amenities and easy access to the A1.

The home has been thoughtfully enhanced with a number of quality upgrades, including premium flooring and fitted wardrobes, adding both style and practicality throughout.

In summary, this semi-detached house on Cornmill Crescent is a rare find. Ideal for first time buyers or ones looking to downsize. Early viewing highly recommended.



## EPC

Energy rating B

This property produces 0.8 tonnes of CO2

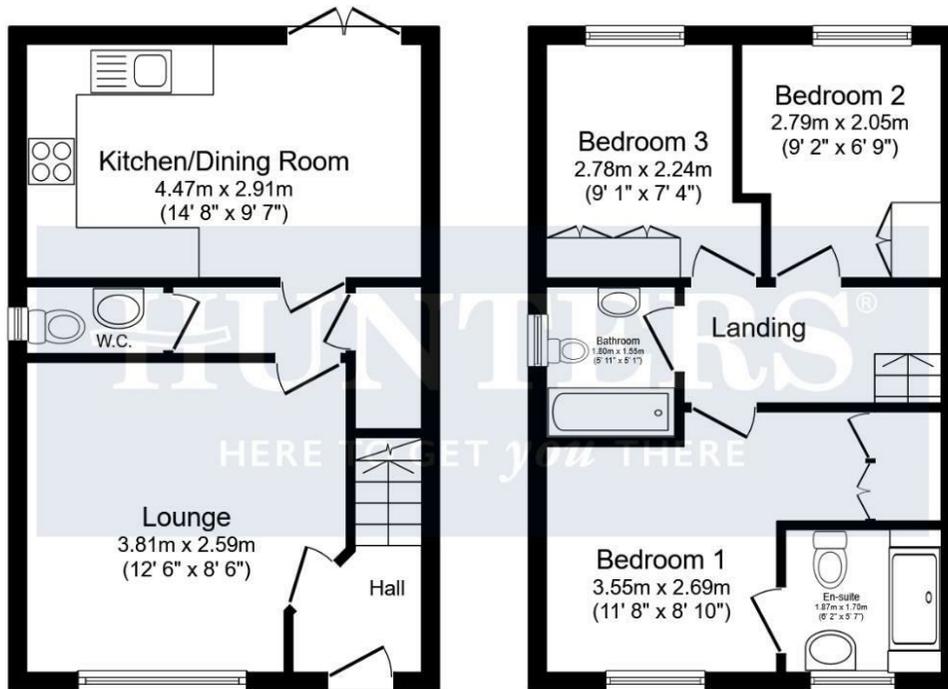
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C



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**Ground Floor**

Floor area 35.4 sq.m. (381 sq.ft.)

**First Floor**

Floor area 35.4 sq.m. (381 sq.ft.)

Total floor area: 70.8 sq.m. (762 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



**Viewings**

Please contact [harrogate@hunters.com](mailto: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) <b>A</b>			
(81-91) <b>B</b>		<b>90</b>	<b>90</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			
<b>England &amp; Wales</b>		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.

**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.



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