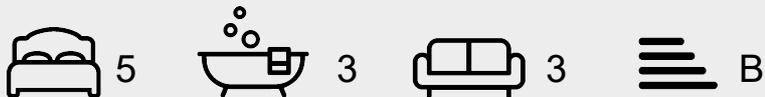




15 Kingfisher Reach, Boroughbridge, YO51 9JS
 £1,995



Letsby Avenue is delighted to present this impressive five-bedroom detached residence, superbly positioned within one of Boroughbridge's most prestigious residential locations, approximately 16 miles north-west of York. The property is ideally placed for commuters, offering approximately 30-minute commute to both Leeds and Teesside, and is located just 10 miles from the historic spa town of Harrogate.

Offered unfurnished, this substantial family home provides elegant, well-balanced, and flexible accommodation throughout. The ground floor features a welcoming entrance hallway, three generously proportioned reception rooms suitable for both formal entertaining and everyday family living, and a spacious kitchen/breakfast room fitted with quality cabinetry and benefiting from patio doors opening directly onto the rear garden. A downstairs WC and separate utility room complete the ground-floor accommodation.

