

Davis
Lund

Hill View
Boroughbridge
North Yorkshire
YO51 9BE
Guide Price £445,000





Accommodation

A spacious and substantial four double bedroom detached family home, occupying a prime plot and being tucked away, on a sought after cul-de-sac. Located on the outskirts of Boroughbridge, the property occupies an elevated position, further enhancing the open aspect and lovely countryside views, to both the front and rear. The house is situated on a good size plot and undoubtedly offers the opportunity to extend, as a number of neighbouring properties have, subject to necessary consents. The property has been well maintained and much loved, whilst there is now the opportunity to update in areas.

On the ground floor there is a spacious entrance hall, offering stairs rising to the first floor and a cloakroom/WC. There is a study to the front of the house, whilst the kitchen comes fitted with a range of units and offers a side access door, leading to the driveway. The spacious open plan lounge/diner creates a lovely living space, feeling light and airy with double aspect windows. To the first floor there is a landing with loft access hatch, four good size bedrooms and the house bathroom, part tiled and fitted with a three piece suite, including a bath with shower over. The house is double glazed and gas central heating is in place.

Externally there is an extensive driveway, providing parking for several vehicles and giving access to the great size double garage, offering two access doors, one of which is electric. There are well established gardens to three sides, offering a mix of lawn and patio areas, ideal for entertaining whilst also affording a high degree of privacy. The rear garden backs onto open fields and provides stunning views for miles.

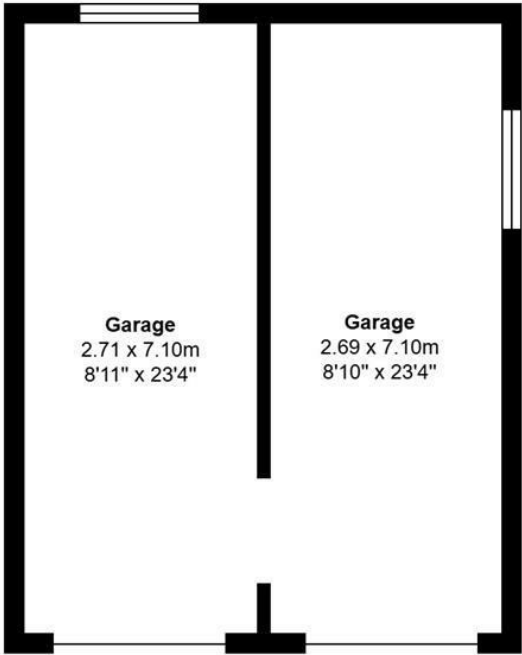
Situated on the outskirts of Boroughbridge, the property offers ease of access to a range of amenities, both in Boroughbridge itself and the neighbouring towns/cities, including Harrogate, Ripon and Thirsk. The property is also ideally located for commuters, offering ease of access to the A1(M) and beyond.

An early viewing is advised on this lovely home, which needs to be viewed, to appreciate the space and potential on offer.

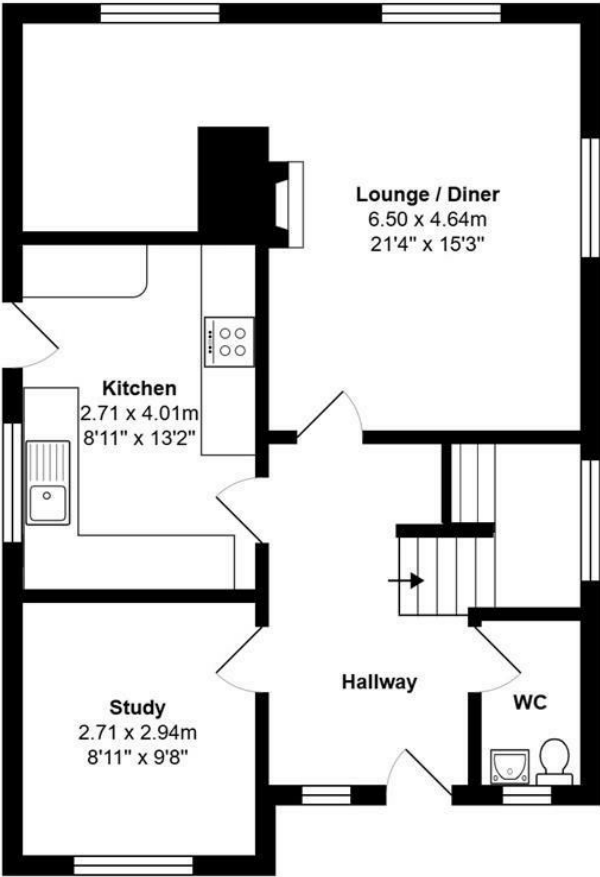




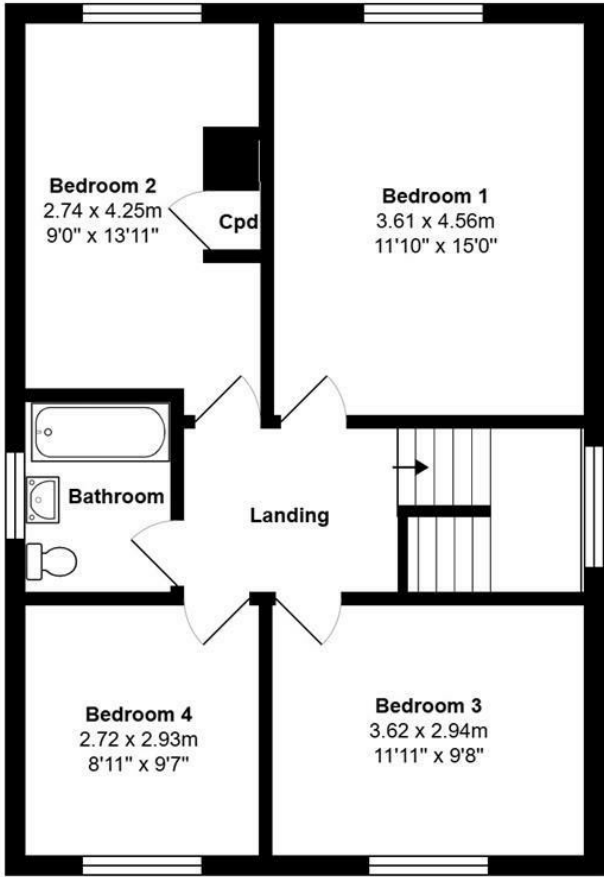
Floorplan



Garages



Ground Floor





First Floor





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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