



St. Johns Avenue, Kirby Hill, Boroughbridge Guide Price £425,000

A simply stunning 3 bedroom, 2 bathroom, detached bungalow, enjoying an enviable cul-de-sac position, and featuring a stylish and surprisingly spacious interior, complemented by generous parking, impressive garage, and delightful gardens.

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Inside

A reception hall with useful storage room leads off into a spacious sitting room with feature fireplace and an impressively appointed 20'4" (6.21m) long dining kitchen, featuring extensive worktop space and generous storage, complemented by a range of integrated appliances and double glazed double doors off the dining area, opening out into the delightful south facing rear garden.



The generous principal bedroom boasts a luxurious en-suite shower room and enjoys rear garden views, the second double bedroom features fitted wardrobes, and the versatile 3rd bedroom/study is complemented by a stylish bathroom that includes a shower over bath.



Other internal features of note include a gas fired central heating system to radiators, double glazing, and a drop down ladder access off the reception hall allowing access up into the part boarded loft storage space.

Outside

Another particularly impressive feature of this property are the established gardens which have been landscaped to a designed garden scheme, to include a pretty front garden which includes an area of lawn complemented by a host of maturing shrubs.

An expansive block paved driveway provides generous parking and access into an impressive brick built detached garage, with remote control roller door, power, light and a useful utility area with stainless steel sink unit and further storage.



The idyllic south facing rear garden enjoys a high degree of privacy and has been beautifully landscaped to feature a lawn, paved seating area, and well stocked flower and shrub bed borders.

Energy Efficiency

The property's current energy rating is C (73) and has the potential to be improved to an EPC rating of B (83).

Services

We have been informed by the Vendor that all mains services are connected to the property.

Tenure

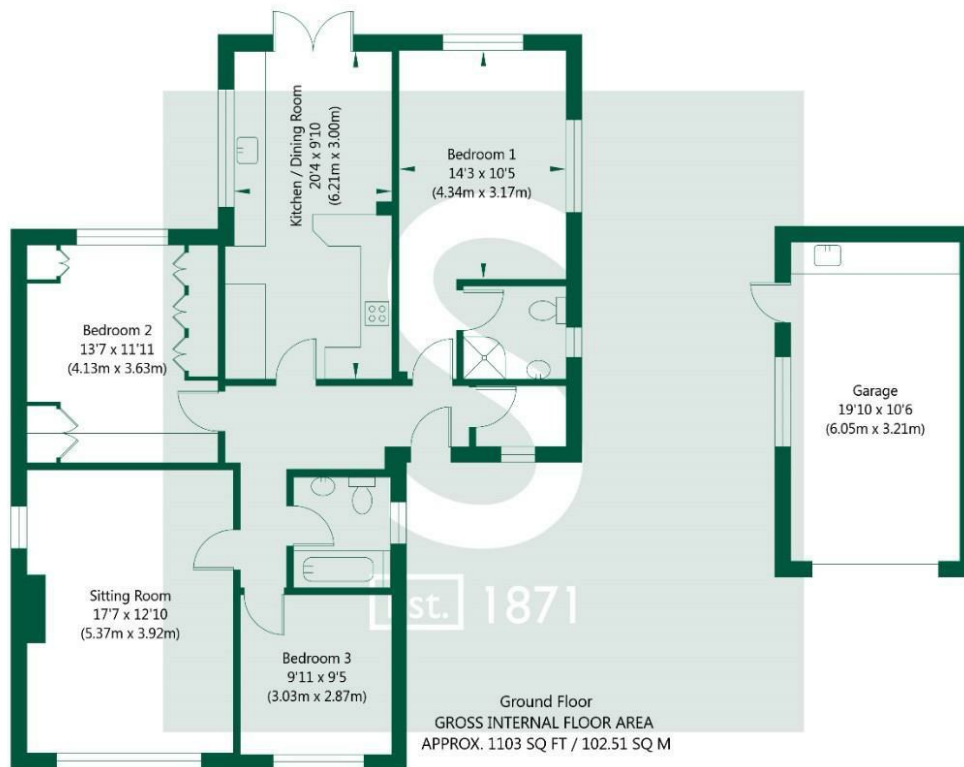
We have been informed by the Vendor that the property is freehold.

Council Tax

This property is within North Yorkshire Council and the tax band is D.



St Johns Avenue, Kirby Hill, Boroughbridge, York, YO51 9DL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1103 SQ FT / 102.51 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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