



WILLOW HOUSE YORK ROAD
Boroughbridge



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Boroughbridge, North Yorkshire, YO51 9EW

Willow House is an individual four-bedroom detached home which has been updated to exacting standards throughout. Constructed around 20 years ago by renowned local builders, the property exudes quality from the moment that you enter the front door. Reconfigured internally the property is a genuine 'Turn Key' home.

ACCOMMODATION

- Individual Detached Home
- Four bedrooms
- Immaculate throughout
- Bespoke kitchen and bathrooms
- Opportunity to create annexe
- Underfloor Heating
- Gardens to front and sun terrace to rear
- Within Walking distance of local amenities



GSC GRAYS

PROPERTY • ESTATES • LAND

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Willow House

This stunning property has been lovingly updated by the current owners to create a home that any buyer would be proud to own. Immaculate throughout, the property has been refurbished to create a 'show home' feel and would not look out of place in an interiors magazine. With bespoke Kitchen from Knaresborough Kitchens and replacement bathrooms from 'Ripon Interiors' the property is gorgeous and will no doubt attract much interest. The property also has the option of creating an annexe in the garage which has a private entrance to the rear and mezzanine floor.

With underfloor heating and replacement double glazing, the property briefly comprises to the ground floor:

Reception hall with return staircase off, oak effect flooring, exposed brick walls and doors to dining room and sitting room. Sitting room with treble aspect windows and patio doors, feature multi fuel stove. Delightful Dining room with window to front elevation and oak flooring, leading to the stunning kitchen. Designed by Knaresborough Kitchens, the gorgeous gloss units have an extensive range of integrated appliances and a beautiful quartz work top over. There is a centre island/breakfast bar and the kitchen leads to the concealed utility area. Off this is a cloakroom/w.c and an access door to the garage.

To the first floor: The landing with loft access leads to the principle bedroom suite with cleverly designed en-suite shower room from Ripon Interiors and walk in dressing room. Three further bedrooms and the beautiful house bathroom. The Garage is accessed through timber double gates to the front and leads to a fantastic space with stairs to the first floor. There is a rear pedestrian access door to the ground floor. This space could easily be converted to additional accommodation either as an annex to the main house for teenager/granny or alternatively as office space for those wanting to work from home.

Outside

To the outside is a block paved driveway providing parking for a number of vehicles, there is a delightful lawn garden with mature borders and shrubs. There is a brick dwarf wall to the front and the house is set back from the front offering a high degree of privacy. The rear of the property is a hidden gem. A paved terrace with pergola and established grape vine, this area is perfect for alfresco dining and entertaining. The vendors have cleverly planted the beds to create a Mediterranean feel. A super place to relax.





Situation and Amenities

Located in the popular town of Boroughbridge, the property is within walking distance of the wide variety of local amenities including a range of independent high street shops, cafes, restaurants and public houses, leisure and hotel facilities, primary and secondary schooling. The Crown Hotel has recently been refurbished and offers fabulous facilities that have certainly enhanced the town centre. Boroughbridge is easily accessible being situated just off junction 49 of the A1 M motorway and the station at Thirsk giving access to the East Coast mainline and London Kings Cross.

Local Authority and Council Tax Band

Harrogate Borough Council Tax Band F

Services and other Information

The property has mains water, gas, electricity and mains drainage.

Viewings

By prior arrangement with GSC Grays Boroughbridge 01423 590500

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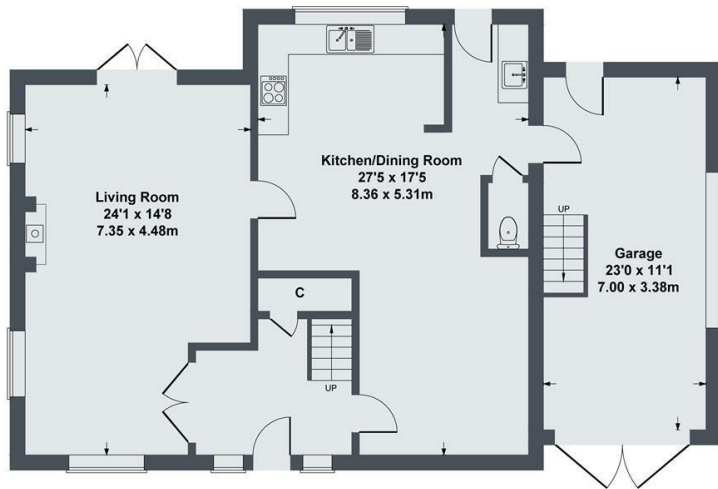


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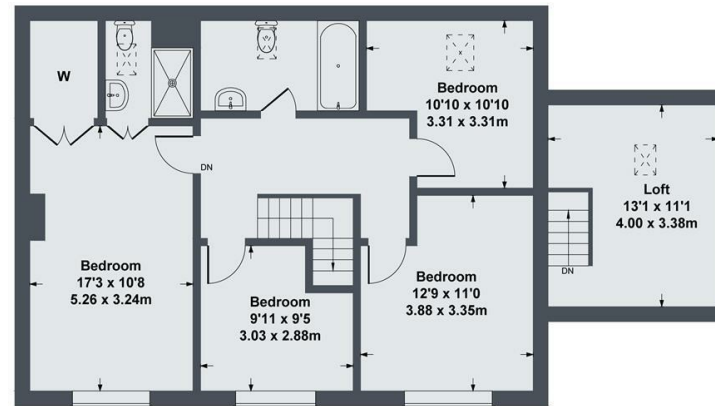
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Willow House, York Road, Boroughbridge

Approximate Gross Internal Area
2077 sq ft - 193 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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	76	84
	EU Directive 2002/91/EC	



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