



Hockley Crescent, Boroughbridge, York

£675,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Hockley Crescent,
York YO51 9FN

Est. 1871

£675,000

A stunning executive style detached house occupying an outstanding corner position, featuring a superb living kitchen, and overing over 2,200sq.ft of modern family living accommodation.

The property is entered from the front through a double glazed entrance door into a spacious reception hall with central staircase leading to the first floor accommodation.

The property enjoys substantial ground floor living accommodation and features a stunning open plan breakfast kitchen with garden room which has a contemporary range of high and low level storage cupboards with built-in oven, grill and separate 5-point induction hob unit. There is an integrated dishwasher, fridge and freezer units.

The property boasts 3 further spacious downstairs receptions rooms including a dining room, living room and study, in addition to a separate utility room and downstairs cloakroom.

To the first floor are 5 generous double bedrooms, including master and guest bedrooms both with ensuite shower rooms. The master bedroom also enjoys a walk-in dressing room with bank of wardrobes.

All 5 bedrooms benefit from double glazed casement windows and radiators.



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 1600* Mbps download speed
Council Tax: G - North Yorkshire Council
EPC: B (86)
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



Internally, the property is completed by a separate bathroom having a traditional 3 piece suite with separate shower.

Externally, the property enjoys a superb corner position with a private driveway and block paved hardstanding which provides off street parking for numerous vehicles.

The driveway in turn accesses the detached brick-built double garage with twin doors, light and power.

The property's front garden is extensively laid to lawn.

The property's rear garden is an extension of the living accommodation with a substantial flagged patio ideal for outside entertaining. There is a separate lawned garden in addition to surrounding walled and fenced boundaries creating the ideal family environment.

An early inspection is strongly recommended to appreciate the true quality of the accommodation on offer.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

Partners:

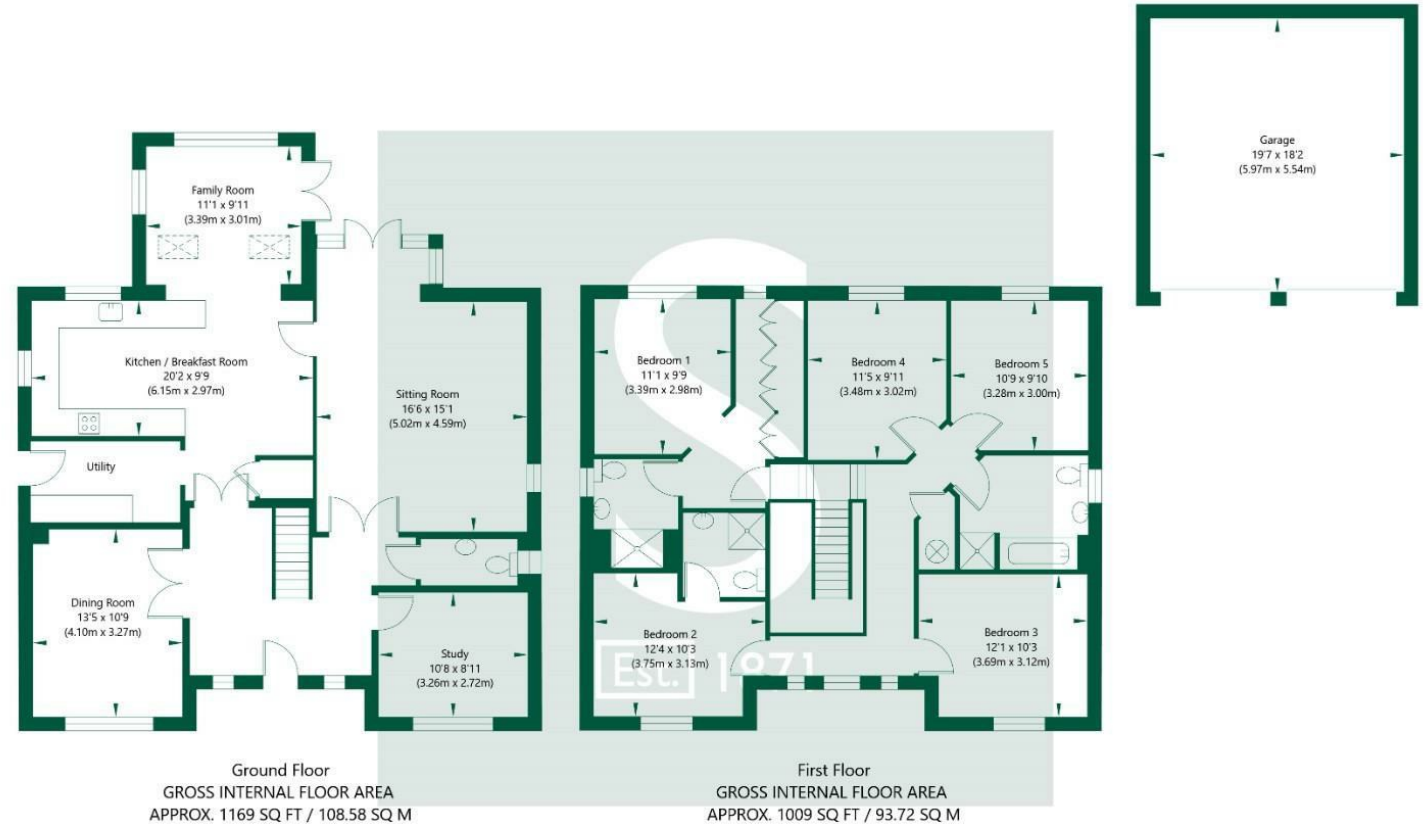
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2178 SQ FT / 202.3 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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