



14 Oak Close, Boroughbridge, York, YO51 9FZ

An immaculately presented 4-bedroom detached family home, located within a quiet cul-de-sac position in this small development close to the centre of the market town of Boroughbridge and providing excellent transport links to the surrounding commercial centres.

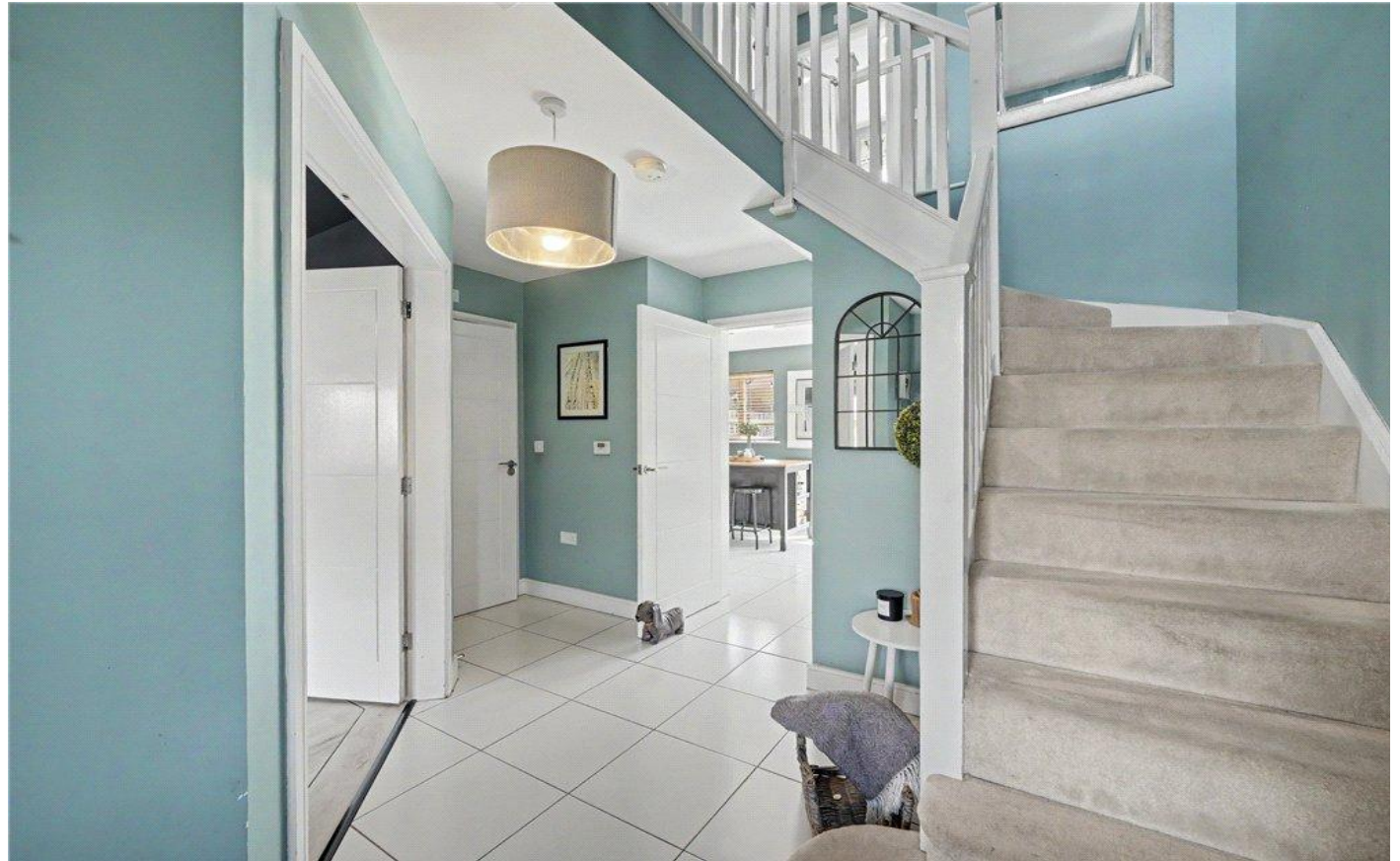


14 Oak Close, Boroughbridge, York, North Yorkshire, YO51 9FZ

Harrogate 11 miles, York 21 miles, Leeds 30 miles (all distances approximate)

Guide Price: £450,000

- Modern detached family home
- Quiet cul-de-sac position
- Stylish interiors and modern fittings
- Walking distance of an excellent range of amenities
- Enclosed rear garden
- Good access to the A1(M)



General remarks

THE PROPERTY

Oak Close is a very well-presented detached family house which was built in 2019 and has the benefit of the remainder of a 10 year build warranty. The current owners have carried out various improvements to now provide light and airy accommodation with stylish interiors.

The property is approached through an entrance hall with a cloakroom off which opens to the sitting room and then leads to the dining kitchen with a range of fitted units and French doors opening to the garden. To the first floor, a central landing leads to the principal bedroom which has an en-suite shower room and there are three further generous sized bedrooms and a house bathroom.

OUTSIDE

To the front of the property there is a private drive provide off street parking and leading to the generous garage which has a personnel door to the rear. There is an enclosed rear garden which has a paved patio area with a lawned area beyond.

LOCATION

The property is located in a quiet cul-de-sac position and is within easy level access of the town centre which offers an extensive range of amenities including shops, restaurants and cafes as well as schooling for all ages. For the commuter, the A1(M) is within easy access which in turn gives excellent links to the surrounding towns and cities.

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Approximate Gross Internal Area
Ground Floor = 570 sq ft / 53.0 sq m
First Floor = 829 sq ft / 77.0 sq m
Garage = 228 sq ft / 21.2 sq m
Total = 1627 sq ft / 151.2 sq m

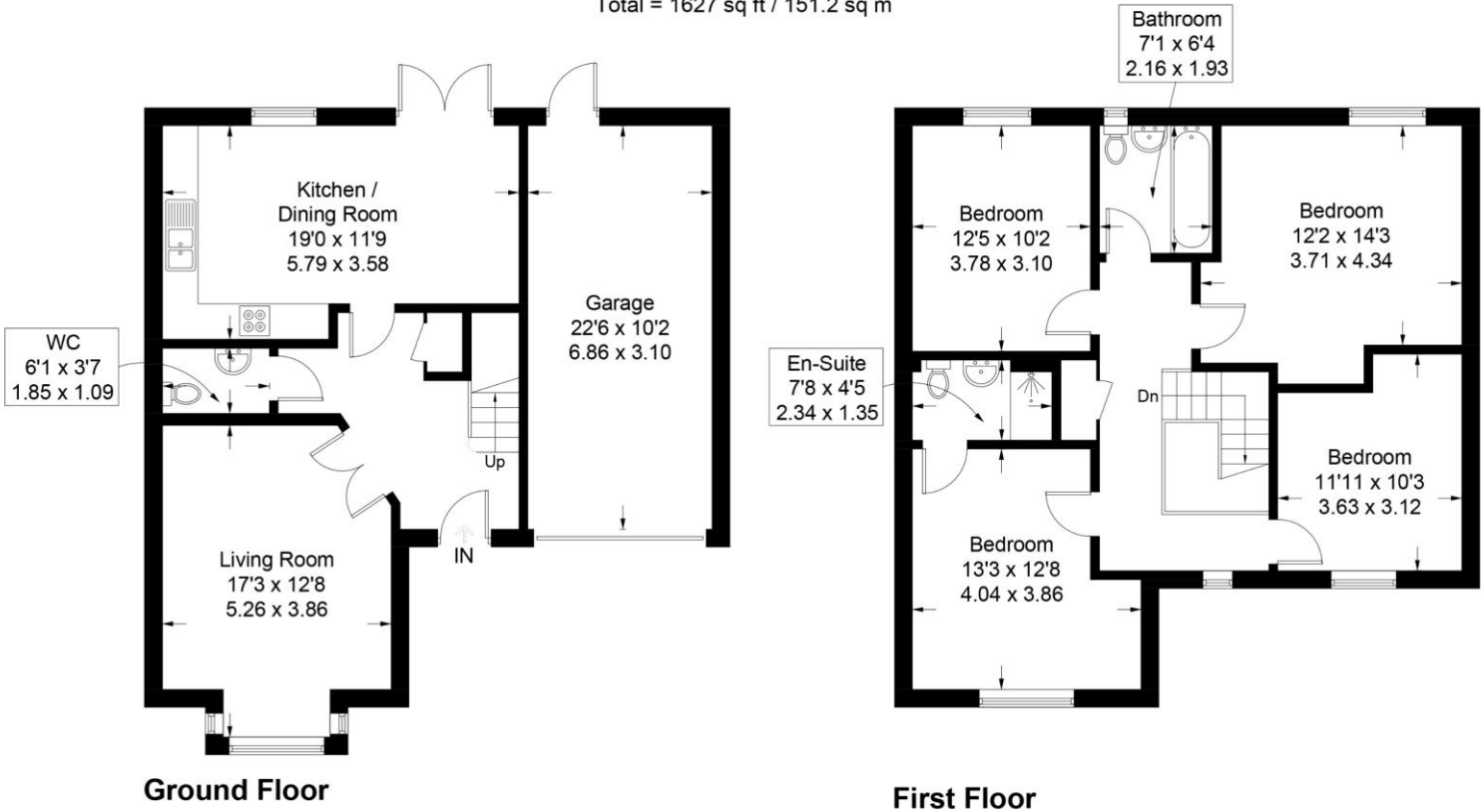


Illustration for identification purposes only, measurements are approximate, not to scale.

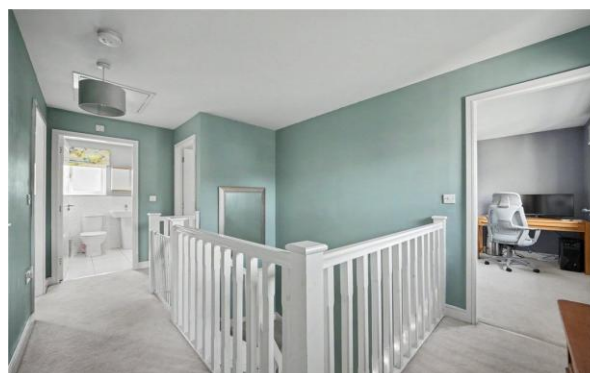
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Contact us



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Directions

Postcode: YO51 9FZ

what3words: ///strongly.relishing.stalemate

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains gas, electric, water and drainage. Gas central heating.
- Private parking and a garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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