



17 Hill View, Boroughbridge, York, YO51 9BE

A well-appointed and extended two bedroom semi-detached bungalow with off street parking and private enclosed rear garden adjoining open fields, situated within this cul-de-sac on the fringe of Boroughbridge in this highly sought after residential location.

Guide Price £285,000

- Sought after residential location
- Well-appointed accommodation throughout
- Attractive sitting room
- Kitchen with integrated appliances and dining area
- Two double bedrooms and house bathroom
- Off street parking
- Private enclosed garden adjoining open fields

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17 Hill View, Boroughbridge, North Yorkshire, YO51 9BE

Harrogate 11 miles, Knaresborough 8 miles, York 19 miles (all distances approximate)

General remarks

A spacious and well-presented two bedroom semi-detached bungalow situated in a cul-de-sac position and backing onto open fields within this highly regarded residential location on

the fringe of Boroughbridge. Viewing is highly recommended and with gas central heating and uPVC double glazing the property briefly comprises reception hall with access to the roof void to a partially boarded loft with electric light and power installed. There is an attractive sitting room with French doors leading to the private enclosed rear garden. The sitting room opens out into the dining area which in turn opens out to the kitchen where there is a matching range of wall and base units with working surfaces and tiled splashbacks over. There is an oven with grill above, integrated fridge, freezer and dishwasher, space and plumbing for a washing machine. There are two well-proportioned double bedrooms and the house bathroom comprises a matching white three

piece bath suite with shower over the bath. Outside, to the front a driveway provides off street parking. A further feature of the property is the private enclosed rear garden which backs onto open fields and will be ideal for those entertaining. From the sitting room steps lead up to a gravelled area with artificial grass. There is a timber garden shed and further timber workshop.

The property is situated on the edge of Boroughbridge which has an excellent selection of shops, public houses and cafes, and the fashionable spa town of Harrogate and the popular market town of Knaresborough are also easily accessible. It is also convenient for commuters with the A1(M) that links to the national motorway network.

Directions

Proceed out of Boroughbridge and over the river taking the first left at the roundabout towards Langthorpe. Continue along turning left into Hill View, bear left at the top of the road, where the property can be seen on the right hand side.

what3words earpiece.workbench.perfect

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- All mains services are installed. Heating is by a gas fired boiler.
- Driveway parking

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.

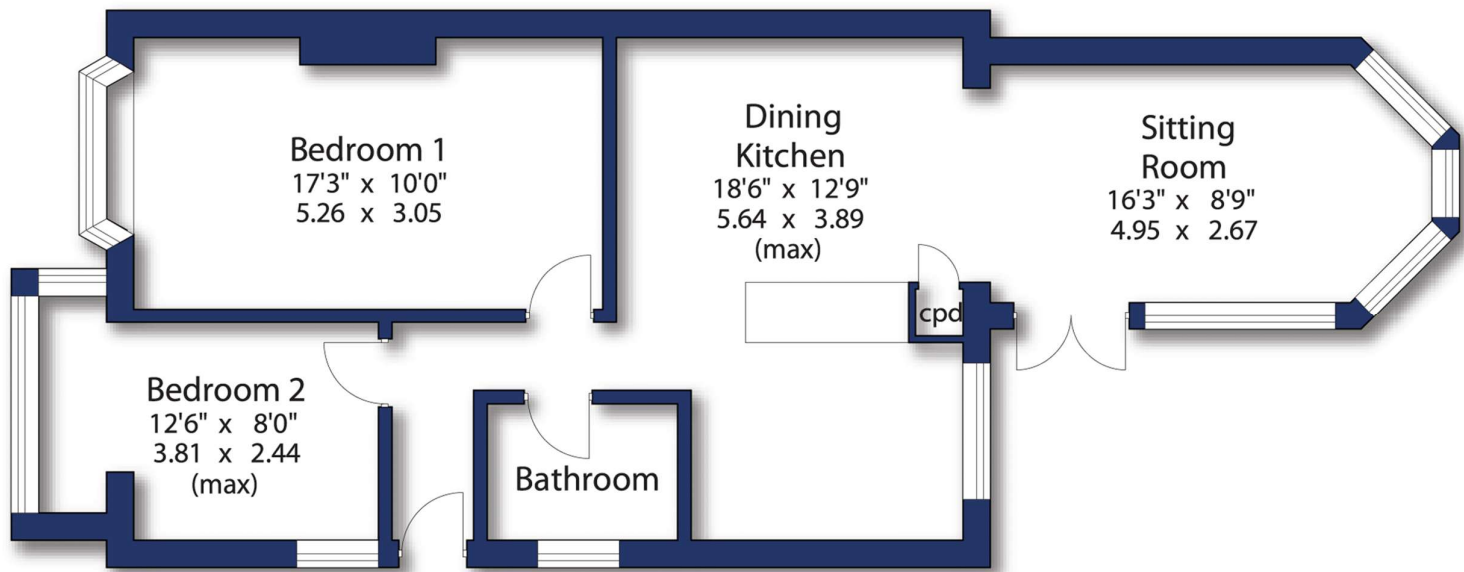
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Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - 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.

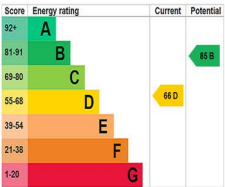
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Floorplans



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