

## Cornmill Crescent, Boroughbridge, York

£415,000

Stephensons
estate agents & chartered surveyors

# Cornmill Crescent, York YO51 9RZ

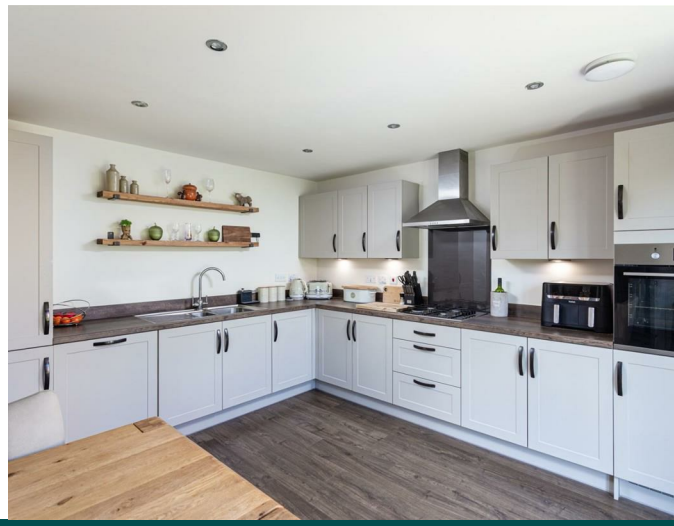
Est. 1871

£415,000

An immaculately presented and modern detached house offering spacious family living accommodation and featuring a master bedroom suite and open plan living kitchen.







**Accommodation**

Internally, the property is entered through a composite front door into a reception hall with staircase leading to the first floor . There is a built-in cloaks cupboard and radiator. The principal reception room is a spacious lounge located at the front of the house having a television aerial point and 2 separate radiators.

Without doubt the feature room of the property is the open plan living kitchen having a stylish range of built-in base units with laminated worktops and inset sink unit. There is an additional range of matching high level storage cupboards in addition to a built-in Electrolux oven and 4-point gas hob unit with extractor. There is an integrated dishwasher and built-in fridge and freezer units. uPVC framed double glazed French doors lead out onto the rear gardens beyond. The kitchen includes 2 radiators, ceiling down lighters and a built-in understairs cupboard.

Located off the kitchen is a separate utility room having a kitchen matching worktop and cupboards. There is plumbing for a washing machine in addition to a radiator. The ground floor accommodation is completed by a downstairs W.C., which has a low flush toilet and corner wash hand basin with tiled splashbacks.

The first floor landing services the entirety of the bedroom accommodation and includes a double fronted wardrobe, loft hatch and radiator.

The master bedroom is located at the front of the house with a television point. There is an ensuite shower room with a low flush W.C., pedestal wash hand basin and walk-in shower cubicle with full height tiled splashbacks. The ensuite also includes an extractor and radiator.

Bedrooms 2 and 3 are located at the rear and both benefitting from a triple fronted wardrobe. All 4 bedrooms in the property benefit from radiators and double glazed casement windows.

Finally, there is a house bathroom having a low flush W.C., wash hand basin and inset bath with full height tiled splashbacks. The bathroom also benefits a radiator, extractor and ceiling down lighters.

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed - Up to1600* Mbps download speed
Council Tax: E - North Yorkshire Council
EPC: A (92)
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.













**To The Outside**
Externally, the property overlooks the development's public open space and is accessed directly off Cornmill Crescent onto a block paved front driveway which provides parking for 2 vehicles.

The driveway in turn accesses the integral garage, which has an up and over garage door and is equipped with light and power. The garage also houses the gas fired central heating boiler and electric car charging point. The property's front garden is laid to lawn and there is gated access down the side of the property through into the rear.

Running full width across the rear elevation is a flagged pathway which steps out onto a rectangular garden beyond being comprehensively laid to lawn with surrounding fenced boundaries. There is a secondary patio which provides ample space for free-standing garden furniture. An outside water tap is located off the rear elevation.

The property has 8 years remaining on its 10 year new home warranty, and benefits from gas fired central heating throughout. An early inspection is strongly recommended.

**Anti Money Laundering Regulations**
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

# Stephensons

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Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 531 SQ FT / 49.35 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 700 SQ FT / 65.06 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1231 SQ FT / 114.41 SQ M - (Ecluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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