



## 9 KINGFISHER REACH, BOROUGHBIDGE, YO51 9JS.

A superb opportunity to put your own stamp on this great family home located close to the Boroughbridge town centre, High School, and junction 48 of the A1(M). This property offers huge potential and currently offers four bedrooms including a main bedroom with ensuite, garage, parking and an enclosed rear garden.

£375,000







# 9 Kingfisher Reach,

Boroughbridge, YO51 9JS.

£375,000

## Description

This excellent family home is located conveniently for the town centre and schools and offers huge potential for those looking to put their own stamp onto a property.

The property opens into a central hallway with a spacious sitting room, kitchen, study and WC off. The downstairs WC comprises of a low level push flush WC and wall mounted washbasin and the study sits to the front of the house and has space for a work desk and storage. The sitting room is towards the front of the house and has an electric fire set onto a marble hearth with matching inset and wooden surround.

Double doors lead through to the dining room which has a large double glazed window looking out to the garden and could be knocked through to the kitchen to create a large kitchen diner (subject to building regs). The kitchen itself has a range of wall and base units with a work surface over having a tiled splashback and space for a central dining table and chairs. There are spaces for a gas or electric cooker (with an extractor hood over), a washing machine and dishwasher as well as an American style fridge freezer. A door to the rear leads from the kitchen into the conservatory which opens into the garden and into a further study room to the back of the garage which has wall mounted shelving and two double glazed windows and could also be used for further storage.

To the first floor, the landing has access to the loft via a hatch and an airing cupboard housing the immersion heater with shelves over. The main bedroom is an excellent double room positioned to the front of the house and has an ensuite shower room which comprises of a step in shower with glazed screen door, a low level push flush WC and a pedestal mounted washbasin. Bedroom two is another excellent double again to the front of the house and Bedroom three is a smaller double or good single with an attractive outlook over the garden. Bedroom four is also to the rear and is an 'L' shaped single bedroom.

The house bathroom comprises of a white three piece suite including a panelled bath with shower over, a pedestal mounted washbasin and a low level push flush WC with a frosted double glazed window to the rear.

Outside to the is an attractive lawned frontage with shrubbery borders and paved paths to the sides were there is gated access to the rear. A double width tarmac driveway provides off street parking and leads to the attached garage which has an up and over door, personal door to the side, light and power points and also houses the central heating boiler. The rear garden has a raised lawn with mature planted borders having a range of shrubs and trees. There are two raised beds with gravelled path edging and a paved seating area perfect for entertaining off the conservatory.



## **Location**

Boroughbridge is a market town located close to Junctions 48 & 49 of the A1(M) and has plenty of local amenities and facilities including a post office, shops, pubs and a Morrisons supermarket. The market towns of Knaresborough & Ripon as well as Harrogate & York are all within easy reach for a wider variety of shopping and leisure facilities plus mainline train links. Boroughbridge also has a primary and secondary school with the highly regarded Queen Ethelburga's also close by.

## **GENERAL INFORMATION**

Viewing - by appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

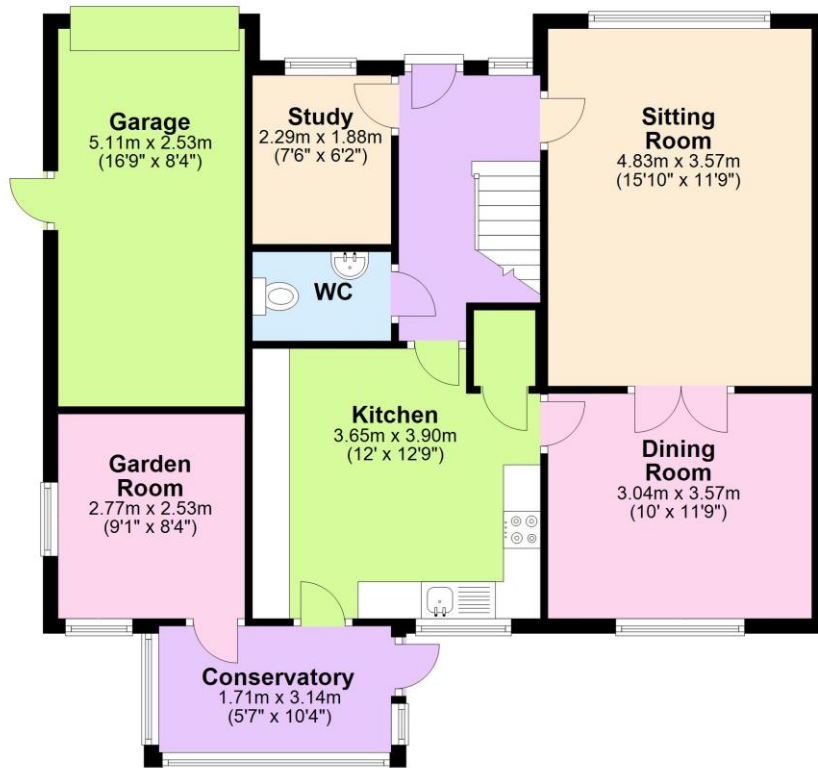
Local Authority – Harrogate Borough Council  
Tel: (01423) 500600

Council Tax Band - E



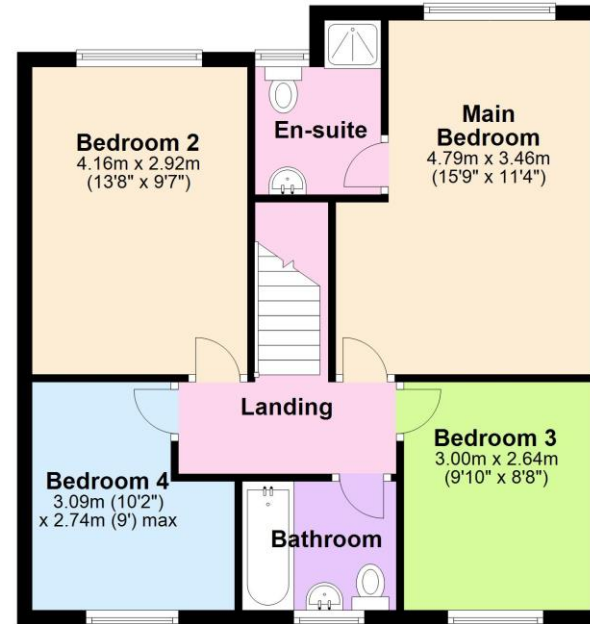
### Ground Floor

Approx. 84.5 sq. metres (909.2 sq. feet)



### First Floor

Approx. 58.0 sq. metres (623.9 sq. feet)



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