



7 Pastern Road, Langthorpe, North Yorkshire, YO51 9RL

£289,000

Guide Price

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A superb three-bedroom semi-detached house, enjoying a particularly attractive position at the entrance of this small development within the popular village of Langthorpe, just two minutes' drive from Boroughbridge and associated shops, restaurants and amenities.

The property is also well placed for daily commuting via the A1(M). The immaculately presented house offering well-appointed accommodation with the benefit of gas central heating, uPVC double glazing and remainder of the NHBC Guarantee from 2021.

A particular feature of the property is the good-sized south-facing rear garden. The good-sized plot offers potential for extension to the side and rear, with the opportunity to increase the size and value, subject to the necessary consents.





GROUND FLOOR

ENTRANCE HALL

Stairs to first floor.

LOUNGE

An attractive room with window to front.

CLOAKROOM

Low-flush WC, pedestal washbasin.

DINING KITCHEN

A stylish kitchen with range of wall and base units, built-in oven, induction hob, electric downlighting and window to rear. Dining area with double doors to rear garden, large walk-in under-stairs cupboard providing useful storage.



FIRST FLOOR

LANDING

Access to newly boarded loft via a pull-down loft ladder.

BEDROOM 1

Window to front.

EN-SUITE SHOWER ROOM

Corner cubicle, pedestal washbasin, low-flush WC and window to front.



BEDROOM 2

Window to rear.

BEDROOM 3

Window to rear.

BATHROOM

Three-piece suite incorporating bath with newly installed shower over and quality shower screen, washbasin and low-flush WC. Modern tiling.

OUTSIDE

Driveway providing off-street parking for two cars and electric car charging point. Good-sized south-facing rear garden with paved patio and shaped lawn. Quality fencing, outside electrics and water tap. Lovely Portuguese laurel hedging has been planted in a new raised bed.

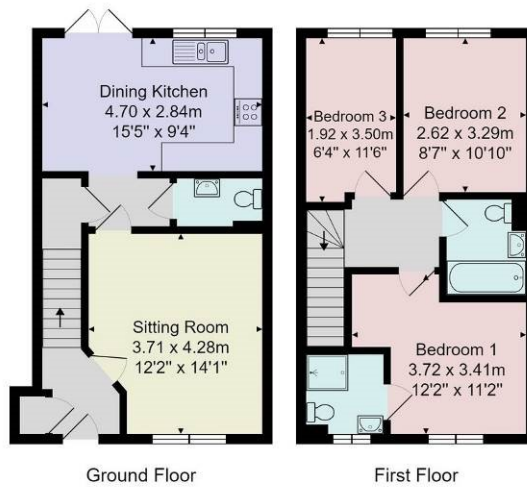


AGENT'S NOTE

All carpets and floor covering are included in the sale. Space at the side and the rear of the property to extend in future (subject to all the necessary planning permission).

Tenure - Freehold

Council Tax Band - C



Total Area: 79.9 m² ... 860 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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