



Cherry Tree House, Cherry Lane, Boroughbridge, YO51 9GX

£300,000

Offers Over

# Cherry Tree House, Cherry Lane, Boroughbridge, YO51 9GX

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A superb and most individual two bedroom detached house, built by renown 'John Ellis Builders', situated in an enviable and quiet position just off the bustling high street in Boroughbridge, well placed for the A1(M) and daily commuting to Yorkshire business districts.

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Situated moments from the thriving Boroughbridge High Street, there is easy access to plenty of amenities, and is a short drive away from nearby Harrogate, Knaresborough and York. The A1M is easy to access and there are regular and mainline rail connections from nearby Harrogate, York and Thirsk. Boroughbridge further benefits from being surrounded by plenty of good local state and independent schools in the local area.

An internal viewing is strongly recommended to appreciate both the well appointed accommodation and attractive position of this beautiful home.

- Individual modern Property Detached with two bedrooms
- Enclosed Gardens, Patio and Drive
- Fabulous Dining Kitchen
- Large house bathroom
- Central Heating and Double Glazing
- Walking distance to amenities ideal for a range of purchasers





The bespoke property constructed a few years ago to exacting standards and offers an individual design, the house is sure to draw attention to a range of purchasers. The property which benefits from underfloor heating and double glazing briefly comprises to the ground floor, a panelled entrance hall with stairs off, cloakroom/WC, and sitting room with French doors leading out to the patio and garden. Dining kitchen with extensive range of wall and floor mounted units and range of integral appliances and large pantry cupboard leading under the stairs.



To the first floor are two double bedrooms with windows to the front and porthole windows to the side. The house bathroom is a fantastic size and has a modern suite fitted.

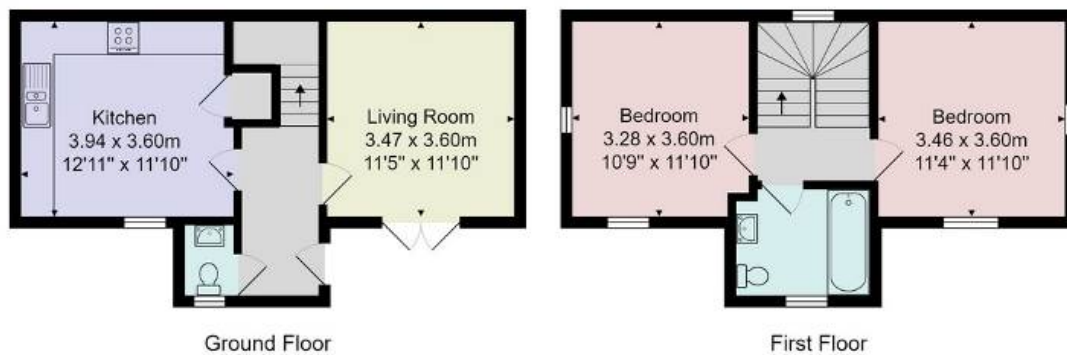
### **OUTSIDE**

To the outside is a good sized enclosed lawn garden, patio and gravelled drive offering parking for a number of vehicles. There is a pedestrian access gate to the rear of the house.

**Tenure - Freehold**

**Council Tax Band - C**





Total Area: 73.1 m<sup>2</sup> ... 787 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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