



VERITY
FREARSON

23 EVESHAM PLACE, KIRBY HILL, YO51 9PL

£535,000

23 EVESHAM PLACE,

Kirby Hill, YO5 1 9PL

A stylish and beautifully presented four bedroomed modern property with large garden, enjoying superb views over the surrounding countryside, forming part of this quality, modern development built in 2020.

This high-quality property provides generous and beautifully presented accommodation with a sitting room, snug/office and stunning open plan, kitchen and dining area with high-quality, newly refitted kitchen. There is also a downstairs WC and utility. On the first floor, there are four good sized bedrooms, a modern bathroom and ensuite shower room. The property occupies a delightful position within this development enjoying an outlook over the communal green to the front and stunning long-distance views to the rear over the surrounding countryside. The driveway provides parking and leads to the garage and there is a good sized rear garden with lawn and paved sitting areas.

Kirby Hill is a popular location, conveniently located close to Boroughbridge where there is an excellent range of amenities on offer and provides easy access to the A1 motorway.



Sitting Room · Office/Snug · Dining Kitchen · Utility

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Single Garage · Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With parquet wooden floor that continues through to the sitting room.

CLOAKROOM

With WC and basin.

SITTING ROOM

A spacious reception room with glazed doors leading to the garden.

OFFICE/SNUG

Providing a further sitting area, or ideal work from home space.

DINING KITCHEN

A stunning open plan, kitchen and dining area with glazed doors leading to the garden. The kitchen comprises a range of stylish wall and base units with feature lighting, quartz worktops, island and breakfast bar. Integrated appliances, including induction hob, integrated oven, dishwasher and full height, fridge and freezer.

UTILITY

With fitted units and worktop. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

BEDROOM 1

A large double bedroom with dual aspect to the side and front.

ENSUITE

A white modern suite comprising WC, basin and shower. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A double bedroom with window overlooking the garden.

BEDROOM 3

A double bedroom with dual aspect.

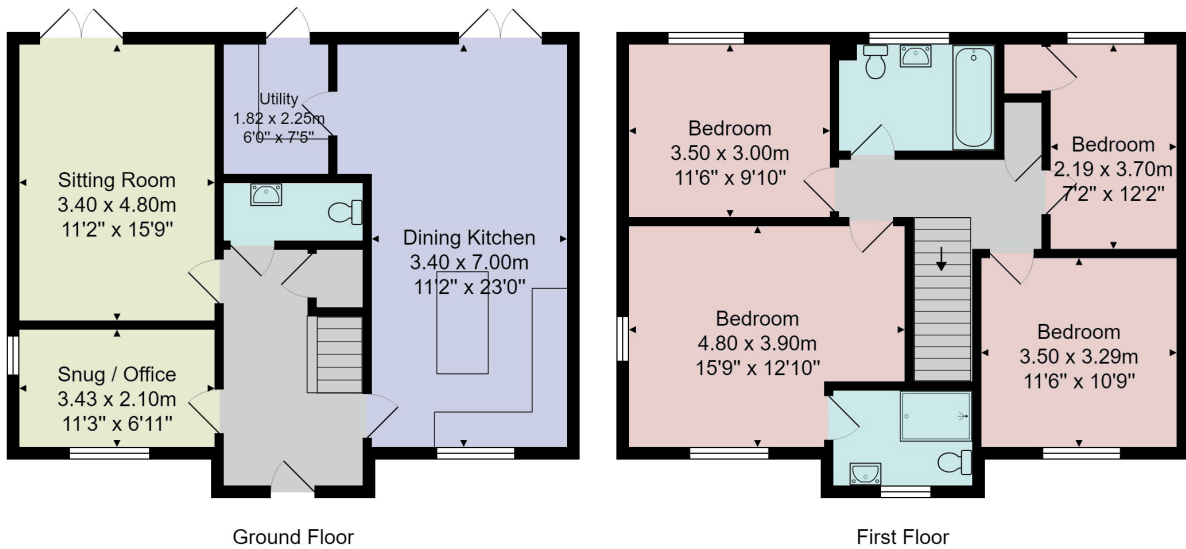
BEDROOM 4

A further good sized bedroom with fitted wardrobe.

BATHROOM

A white suite comprising WC, basin and bath with shower above. Heated towel rail.

FLOOR PLAN



Total Area: 136.8 m² ... 1473 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A driveway provides parking and leads to a detached single garage with light and power and useful eaves storage above. To the rear of the property there is a larger than average rear garden with lawn and patios providing various outdoor sitting areas and entertaining space enjoying a delightful outlook over the adjoining fields and countryside beyond.

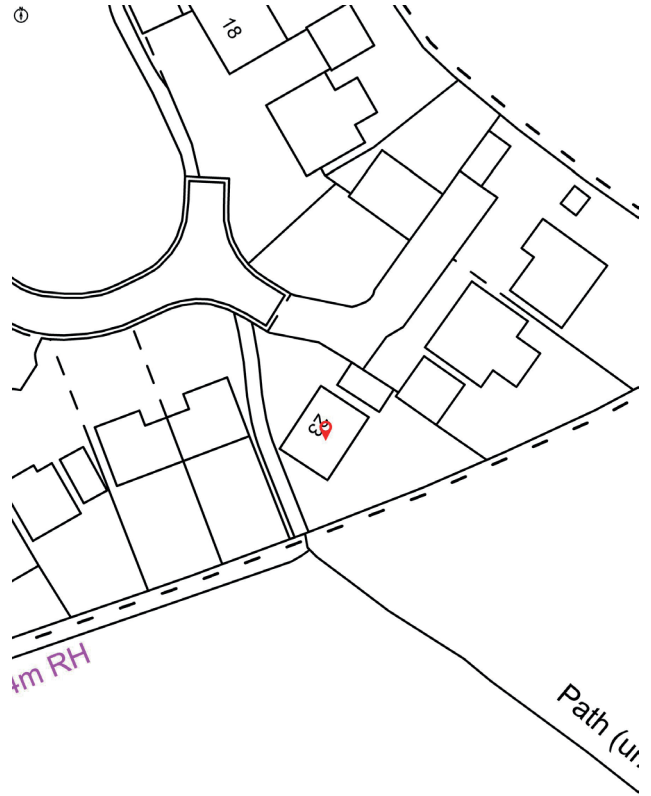
Services

All mains services connected.

Tenure

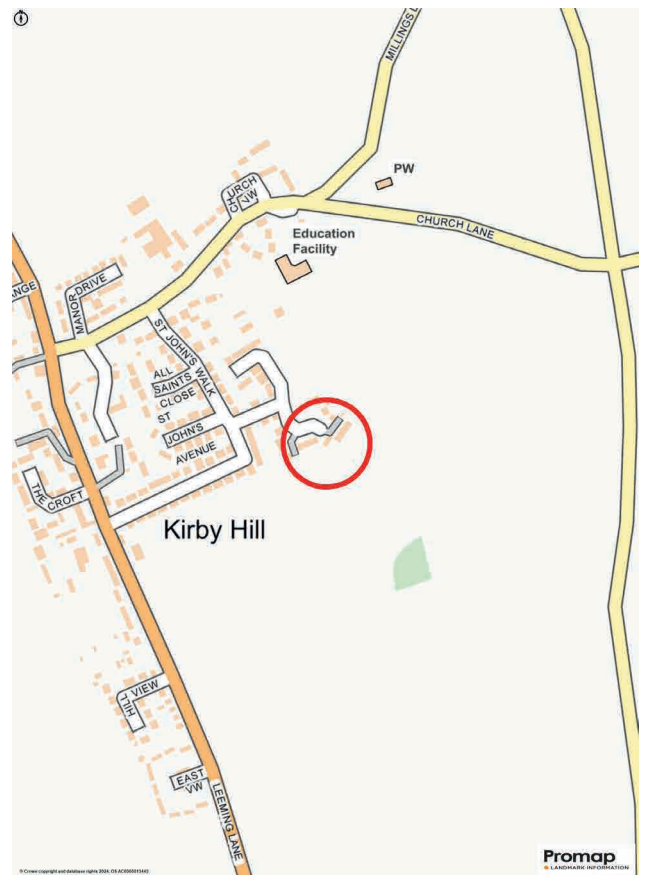
Freehold

Council Tax Band - E



0m 5m 10m 15m © Crown copyright and database rights 2016. OS G43000000000000

Promap LANDMARK INFORMATION



© Crown copyright and database rights 2016. OS G43000000000000

Promap LANDMARK INFORMATION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk