



VERITY  
FREARSON

23 EVESHAM PLACE, KIRBY HILL, YO51 9PL

£499,500

# 23 EVESHAM PLACE,

*Kirby Hill, YO51 9PL*

**A stylish and beautifully presented four bedrooned 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.

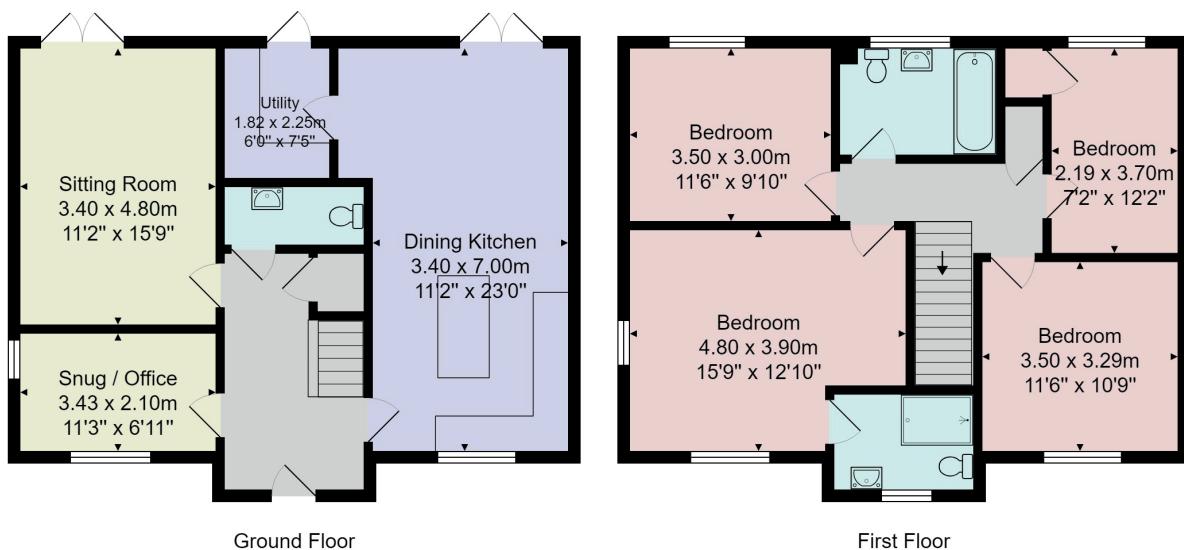
#### BEDROOM 4

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 m<sup>2</sup> ... 1473 ft<sup>2</sup>

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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## 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.

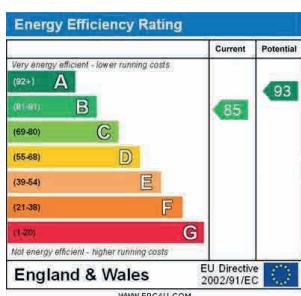
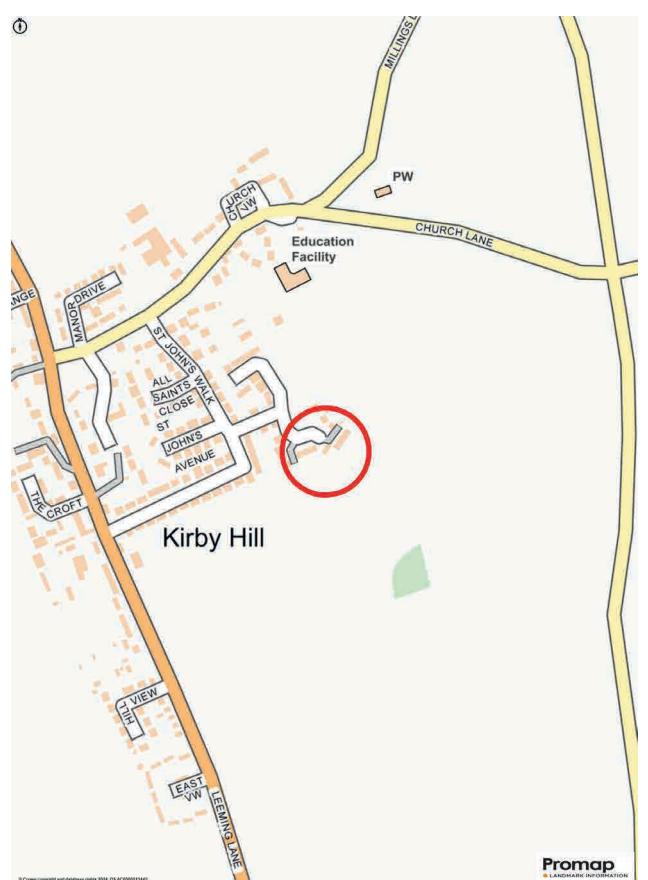
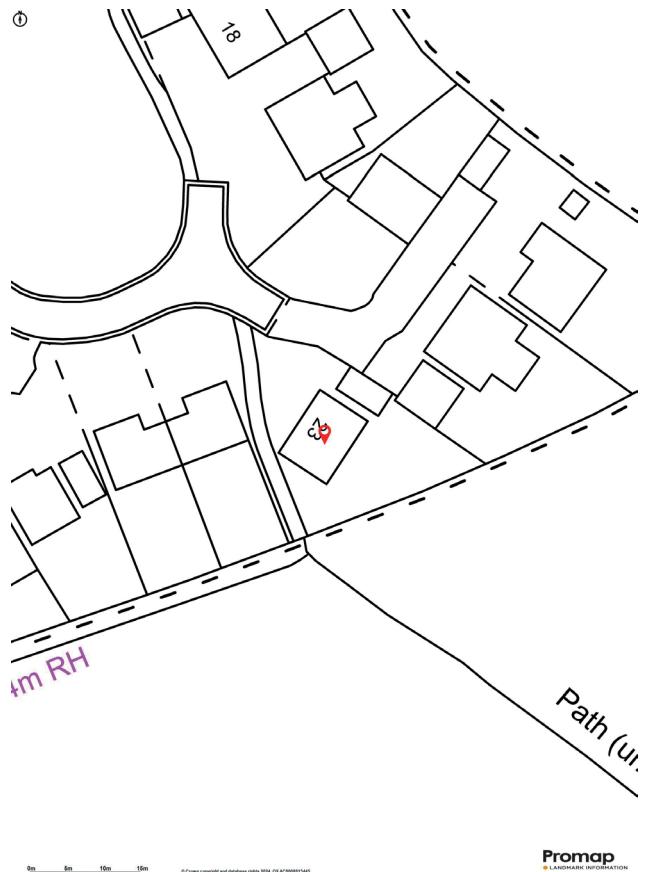
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - E



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