



1 The Close, Dishforth Airfield, Near Boroughbridge YO7 3DE

Stephensons



An internal inspection is essential to appreciate this 2 bedroom end of terrace property offered with no onward chain, enjoying a delightful semi-rural outlook to the front and featuring a sitting room, dining kitchen, 2 double bedrooms and a bathroom complemented by double glazing, gas radiator central heating, corner plot gardens and a parking space to the rear.

Harrogate Borough Council - Tax Band B

Viewings via Boroughbridge Office 01423 324324

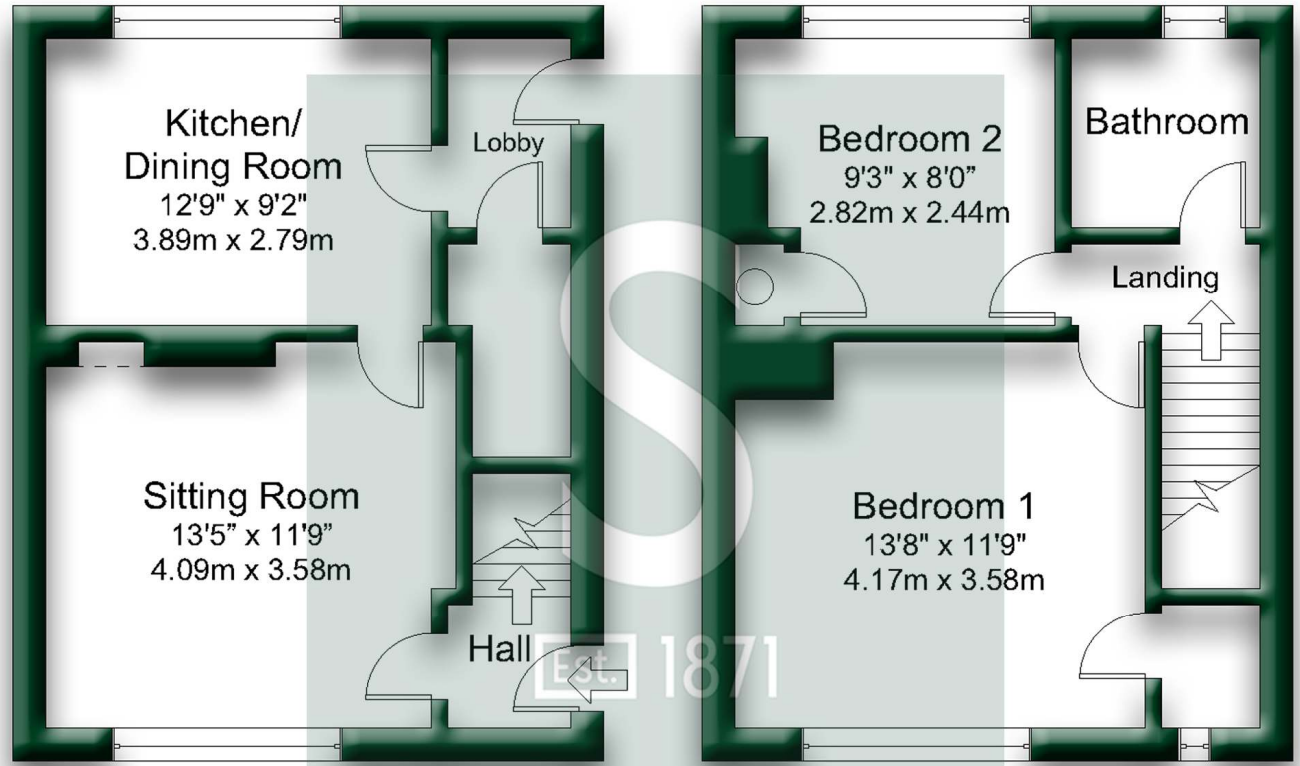


The ground floor living accommodation on offer provides an entrance hall, sitting room with contemporary wall mounted fire and a dining kitchen with rear garden views, base and wall storage cupboards, stainless steel sink and drainer unit and freestanding appliance space complemented by a useful side lobby with walk-in storage cupboard and a double glazed door providing access out to the rear garden.

The first floor landing leads off into a spacious principal bedroom with walk-in wardrobe and a delightful semi-rural outlook, 1 further double bedroom with fitted wardrobe and a bathroom. Other internal features of note include gas fired radiator central heating and double glazing.

Externally the property enjoys the benefit of a corner plot which is mainly laid to lawn to the side and front. The rear garden is enclosed and features a paved seating area, lawn, flowerbeds and gated pedestrian access out to the allocated parking bay at the rear of the property with further parking available within The Close on a "first come, first served" basis.





Ground Floor

First Floor

Gross internal floor area (approx.): 62.4 sq m (672 sq ft)

Not to Scale. Copyright © Apex Plans.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	50	(39-54) E	47
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Services

We have been informed by the Vendor that all mains services are connected to the property.

Directions

Upon entering Dishforth Airfield on Boroughbridge Road take the 2nd left into The Close where the property will be the 1st on the left.

Stephensons
 York 01904 625533
 Haxby 01904 809900
 Knaresborough 01423 867700
 Selby 01757 706707
 Boroughbridge 01423 324324
 Easingwold 01347 821145
 York Auction Centre 01904 489731

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