



**20 Ashbourne Close
York, Yorkshire YO51 9JJ**

£695 Per month

TWO BEDROOMS WITH GARAGE AND DRIVEWAY
EXCELLENT LOCATION CUL DE SAC POSITION
SITTING ROOM, DINING KITCHEN AND BATHROOM
GAS CENTRAL HEATING SYSTEM
GOOD ACCESS TO THE A1(M) NORTH AND SOUTH
LOCAL ACCESS TO A RANGE OF SHOPS, SCHOOLS, DOCTORS AND AMENITIES
NO ONWARD CHAIN EPC D

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Summary

Offered for sale an immaculately presented and extended two double bedroom semi detached home on a sought after development. The property in brief comprises: Breakfast kitchen with modern units and a range of integrated appliances, sitting room, garden room. Two bedrooms and house bathroom, outside an enclosed garden to the rear with paved seating area and established borders along with a garage and parking to the front providing off street parking for a number of vehicles. EPC D

The property is in a popular residential area of Boroughbridge located on the south side situated within walking distance of a local supermarket and the town's secondary school. Well placed for easy access to Leeds, York, Harrogate and within a short drive of the A1 motorway.

Porch

3'3 x 4'6 (0.99m x 1.37m)

Timber and glazed door leading into with central heating radiator door into the:

Sitting Room

16'4" x 9'10"6 (4.98m x 3.00m)1.83m)



With window to the front elevation feature fireplace with wooden surround and fitted coal effect electric fire. Cupboard under stairs. Ceiling cornice. and central heating radiator.

Dining Kitchen

10'10 x 11'11 (3.30m x 3.63m)



With a range of base and wall units incorporating sink unit. Moffatt gas hob, Moffatt electric oven and extractor hood.

Plumbing for washing machine. Integrated fridge, wall mounted Ideal Classic gas fired central heating boiler. Stairs to first floor. Patio style door to Garden Room.

Garden Room

7'4 x 9'8 (2.24m x 2.95m)



A lovely room with side access door to side driveway and door to rear garden.

Bedroom 1

11'1" x 11'11" (3.39 x 3.64)



With window to front elevation and central heating radiator.

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Bedroom 2

10'11 x 11'11 (3.33m x 3.63m)



With window to the rear elevation, a range of fitted wardrobes with mirror fronts and central heating radiator.

Bathroom

6'6 x 5'7 (1.98m x 1.70m)



Modern white suite comprising panelled bath with over head shower and shower screen pedestal wash basin, low level WC, extractor fan and radiator.

Rear Garden



With bordered garden. Gravelled rear garden approached through archway. Flowerbeds and bushes. An ideal sitting out area.

Front Garden



Low maintenance with gravelled beds.

Garage and drive way

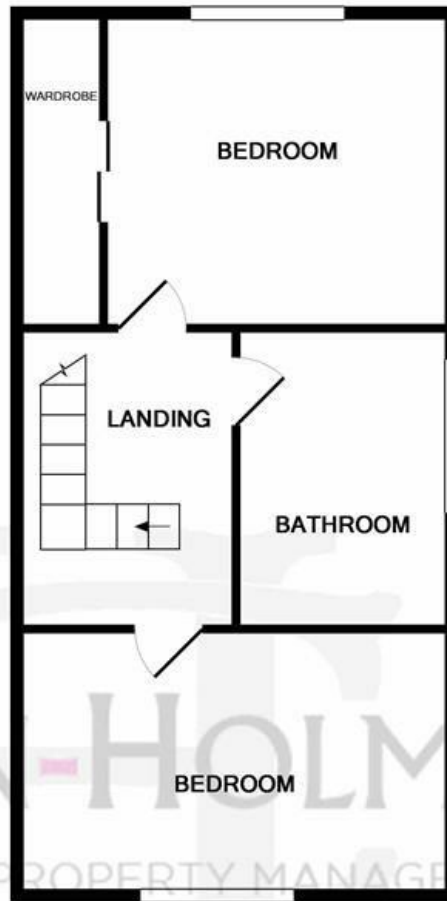
17'09 x 9'3 (5.41m x 2.82m)

Internal with up and over door and hand door to rear garden. The garage has an electric light and power. Long driveway providing ample parking





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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