



DUNELM, YORK ROAD, BOROUGHBRIDGE, YO51 9EW

Whilst benefitting from the local town of Boroughbridge, the property is betwixt the major centres of Harrogate, York and Leeds - all of which are within a 30 minute drive.

Hall · Sitting room · Orangery · Family room · Superb living kitchen · Dining room · Utility room · Cloakroom · Landing · Principal bedroom with an en suite bathroom · Guest bedroom with an en suite shower room · 3 additional bedrooms · House bathroom · Electrically operated entrance gates · Large gravel drive · Double garage · Larger than average log store · Lovely lawned gardens · Choice south west facing orientation to the rear, overlooking farmland · Two greenhouses · Brick outbuilding · Potential building plot in side garden for ancillary accommodation, subject to planning permission being granted

Dunelm occupies a lovely position on the south eastern edge of Boroughbridge, adjoining open farmland. The town centre is within ½ a mile and offers a range of everyday facilities including an abundance of independent shops, butchers, hairdressers and restaurants. Morrisons supermarket is just a few minutes drive away. Access to the recently upgraded A1(M) is nearby and Intercity rail services to London's Kings Cross operate from mainline stations in Thirsk, York and Leeds.

Dunelm is an impressive detached property providing beautifully presented family accommodation extending to about 3,000 sqft (279 sqm) of living space. Approached via a central reception hall with original parquet flooring, there are four well proportioned reception rooms, a fabulous everyday living kitchen with a full range of integrated appliances and bespoke electric blinds, together with a utility room, cloakroom and a side hall.

A MOST IMPOSING DETACHED PROPERTY PROVIDING SPACIOUS AND RECENTLY IMPROVED 5 BEDROOM FAMILY ACCOMMODATION, SET WITHIN ATTRACTIVE LAWNED GARDENS, ENJOYING VIEWS OVER OPEN FARMLAND AND OCCUPYING A LOVELY SETTING ON THE SOUTH EASTERN EDGE OF BOROUGHBRIDGE.



On the first floor there are five spacious bedrooms, the principal bedroom has an en suite bathroom, the guest bedroom has an en suite shower room and there is a separate house bathroom. There is also a large loft space which could be converted, subject to obtaining planning consent.

Outside, the property is approached via electrically operated entrance gates which have an intercom system, opening into a gravel drive providing parking for several cars and leading to the double garage, which has solid wood electric up and over doors. A side gate provides access to a private road, over which the property has a right of way, with the possibility of creating an 'in and out'

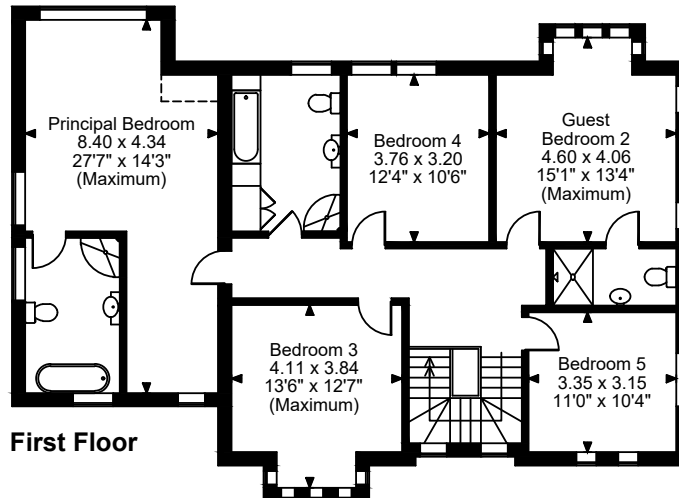
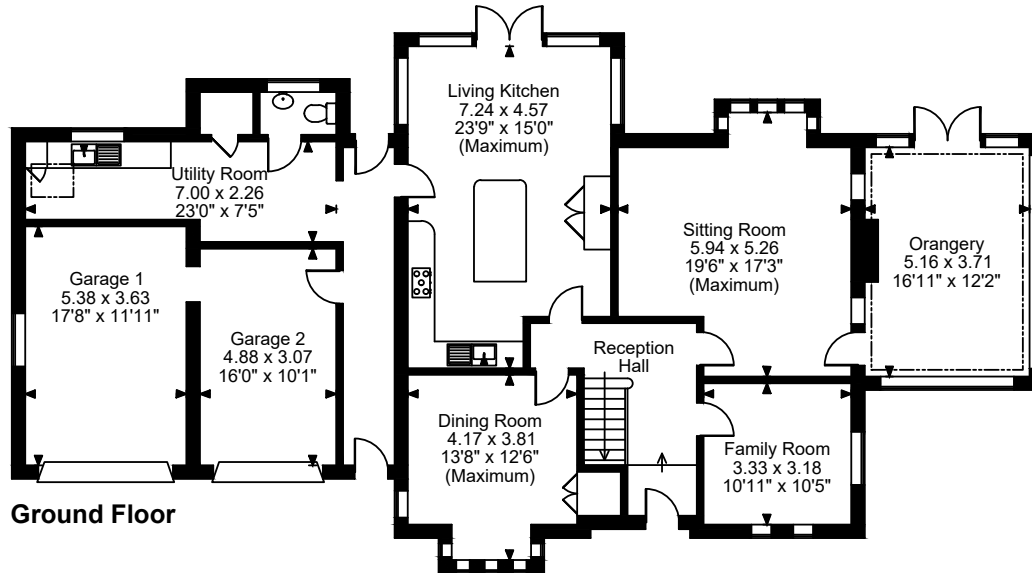
driveway. The lovely lawned gardens lie predominately to the side and rear of the property. They are home to several trees, two of which are apple, one cooking and one eating. A large, flagged terrace adjoins the house. Within the side garden are two greenhouses (one has a mature grapevine) and a brick outbuilding, used as a garden store/workshop.

Services: Mains electricity, water and drainage are installed. There is a newly installed oil fired boiler with zoned underfloor heating in the sitting room, orangery, living kitchen and utility room.

Directions - YO51 9EW: Proceed out of Boroughbridge in a south easterly direction on the B6265, passing Boroughbridge Primary School on the left. The house is the very last property on the right hand side.



Dunelm, York Road, Boroughbridge
Approximate Gross Internal Area
Main House = 2,999 sq ft / 279 sq m
Garages = 400 sq ft / 37 sq m
Total = 3,399 sq ft / 316 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	57	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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