

3 Bedroomed Semi-Detached

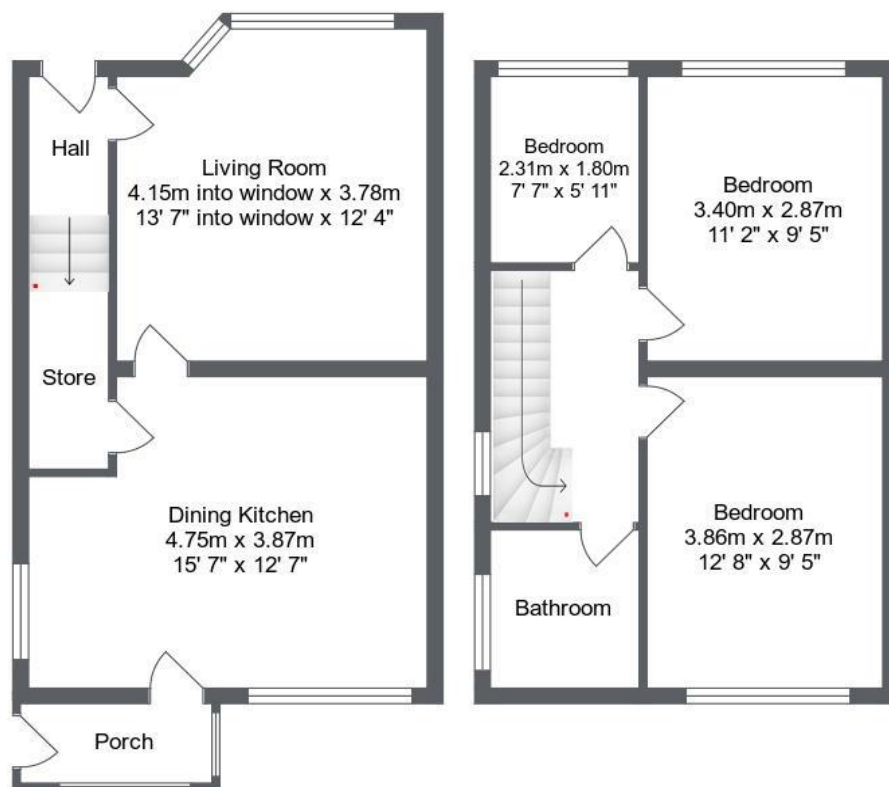
Offers around £220,000

2 Stump Cross

Boroughbridge, YO51 9HU



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Stump Cross is in a quiet backwater of green lanes to the south side of the ancient town of Boroughbridge, within sight of open countryside but still superbly positioned for access to shopping, schools and the A1.

This family-sized home has been beautifully renovated in recent years, but still retains a lot of character, such as the arched kitchen fireplace now housing a range oven, and the elegant wrought-iron fireplace in the main bedroom.

The dining kitchen is the real centre point of this home, a light room with plenty of space for entertaining, or preparing and eating family meals. A U-shaped kitchen design offers a good deal of storage and room for all the appliances that a modern household requires, and a large window provides lot of natural light and a pleasant view over the rear decking and garden. To the front of the house is a modern sitting room with plush carpeting and a bay window looking out to the front garden. The comfortable carpeting continues up the stairs to the bedrooms, two spacious doubles and one smaller room, adequate as a nursery or child's room. A modern bathroom with a white suite and elegant tiling completes the accommodation.

Outside, there is a driveway with parking for several vehicles, running down to a detached garage at the rear of the property. The rear garden is west facing, and catches the afternoon sun on the lawn and the raised area of decking. The front garden is gravelled to allow for even more parking, with nice flowering borders separating the garden from the pavement outside.

2 Stump Cross is a charming home in an extremely convenient location that offers the best of both town and country living with easy access to major towns and cities.

Surroundings

Stump Cross lies just to the south of Boroughbridge town centre, about a minutes' drive from the A1 at Junction 48. From here Leeds, York and Darlington are all around a 30 minute drive, Ripon, Harrogate and Thirsk are around 15 minutes. Boroughbridge has its own primary and secondary school and there are several private schools in the area. Morrisons supermarket is a very short walk away, and Boroughbridge has an array of shops and services in the town centre. To the north of the town lies the River Ure, with boating facilities, and there are a wide range of sporting venues in the area.

Services

The property is connected to mains water, gas, electricity and drainage. Fibre broadband is available in the area with speeds of up to 76Mb. The 57 and 57a bus service stops nearby and travels between Harrogate, Knaresborough, Boroughbridge and Roecliffe.

Directions

From Harrogate/Knaresborough - Take the A6055 Boroughbridge Road from Knaresborough through Minskip to the roundabout. Stay on the A6055 and travel through the two roundabouts by the A1, taking the second exit each time. 2 Stump Cross is on your left, marked by our For Sale board. Pull into the driveway to park, a member of our staff will be waiting to meet you.

Energy Efficiency Rating: D

Tenure: Freehold

Council Tax Banding: C

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