



12 Ashford Grange
Boosbeck, TS12 3FB

£240,000

Energy Rating : C



12 Ashford Grange

Description

Situated towards the outskirts of the village within a small private development, a lovely modern Three Bedroom Detached Home that has been remodelled internally to create a very useful area, a cloaks cupboard, a utility room and a ground floor shower room. In addition to this there is a welcoming lounge, an open plan dining kitchen opening to a garden room. En-suite master bedroom with a modern family bathroom which serves the remaining two bedrooms. Outside there is a double width block paved driveway and a neat and tidy lawned rear garden with a patio, shed and fabulous views over local countryside and woodland. Well placed for local facilities in the village, the coast and the North Yorkshire Moors and with young families in mind, the primary school is within close walking distance. This lovely home comes highly recommended so please call to arrange your viewing.

Accommodation

Entrance Lobby

Upvc double glazed window, radiator and a composite entrance door. Opens to an area with built in cupboards and a cloaks cupboard (7' 5" x 10' 9") front aspect upvc double glazed window and a radiator.

Hallway

Staircase off to the first floor.

Utility Room

Sliding door from the hallway. Wall mounted gas combination boiler, range of shelving, wood effect worktop and plumbing for a washing machine.

Shower Room

White low flush wc and a wash hand basin with vanity cupboards below. Separate shower enclosure with a mixer shower. Chrome effect heated towel radiator, upvc double glazed window, extractor unit, PVC panelled walls and ceiling. New tiled floor.

Lounge 17' 3" x 10' 8" (5.25m x 3.25m)

Front aspect upvc double glazed window, coved ceiling and a radiator.

Open Plan Kitchen with Dining Area and Garden Room 18' 11" x 18' 9" (5.76m x 5.71m)

This really is the heart of the home and incorporates a modern range of wall and base units with cupboards, drawers and laminate effect worktops. Built in microwave, built in eye level fan assisted double electric oven, built in electric hob with a chrome and glass extractor hood over. One and a half inset stainless steel drainer and unit with a mixer tap, integrated dishwasher, integrated fridge freezer, two double radiators, tiled floor and coved ceiling. Dual aspect upvc double glazed windows with lovely views of the hills beyond. Double opening upvc double glazed french doors with adjacent full length windows which give direct access to the enclosed rear garden.

First Floor

Landing

Upvc double glazed window, radiator, shelved airing cupboard and access to the loft space.

Bedroom 1 11' 8" x 11' 2" (3.55m x 3.40m)

Hill and countryside views from the upvc double glazed window. Radiator and two sets of built in double wardrobes.

En-Suite

White low flush wc, contemporary styled wash hand basin on a stand. Quad style shower enclosure with a mixer shower. Upvc double glazed window, tiled floor, extractor unit and a chrome effect heated towel radiator.

Bedroom 2 11' 1" x 10' 7" (3.38m x 3.22m)

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Upvc double glazed window and radiator.

Bedroom 3 8' 1" x 9' 1" (2.46m x 2.77m)

Upvc double glazed window and radiator.

Bathroom 8' 2" x 5' 3" (2.49m x 1.60m)

White three piece suite comprising of a panel bath with a shower attachment over and a folding glazed screen. Low flush wc and a pedestal wash hand basin. Part tiled walls, upvc double glazed window, radiator and an extractor unit.

Externally

Block Paved Driveway

Block paved driveway providing off road parking. Small gravelled area with mature planting.

Enclosed Rear Garden

A side gate gives access to the enclosed rear garden which affords a high degree of privacy. A lawn bordered by established planting, patio area, seating areas and lovely views of the hills and countryside beyond.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

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Energy rating and score

This property's energy rating is C. It has the potential to be B.
See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
• the average energy rating is D
• the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.