

FOR SALE



Robins Grove, Milby, Boroughbridge, YO51 9GU

MARTIN&CO



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4 Bedrooms, 3 Bathroom

Asking Price Of £450,000

- Fantastic Location
- High-spec finish throughout
- Impressive kitchen/diner
- Detached
- Four double bedrooms
- Three modern bathrooms
- Integral garage
- Utility room
- Downstairs WC
- Level, enclosed garden
- Off Street parking



Situated in an enviable position on Robins Grove, Milby, this modern, high-spec detached property offers spacious and contemporary living in a peaceful yet convenient location. Built by Miller Homes in 2022, the property boasts a blend of style, comfort, and practicality, with views over neighbouring fields, making it the perfect family home.

The popular Milby Grange development is conveniently located just a short distance from the centre of the historical market town of Boroughbridge. The town is situated on the banks of the River Ure and is surrounded by stunning countryside. Boasting a thriving town centre with an array of independent shops, pubs and restaurants.

With both a Primary School and Secondary school, Boroughbridge is a great location for families. Plus, with easy access to the A1(M) and A19, approximately 12 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon it is ideal for commuters travelling further afield.

The property itself is presented to a high standard throughout and briefly comprises:

A welcoming hallway with the addition of an attractive, panelled coat rack and downstairs WC.

The open plan dining kitchen at the heart of the home really offers the WOW factor! The kitchen itself has been fitted with a range of modern wall & base units, Zanussi double oven, Zanussi induction hob, extractor fan, integrated microwave, integrated fridge freezer and dishwasher. The addition of underfloor heating adds a comfortable finishing touch.

The dining area has room for a large dining table and benefits from French doors onto the rear garden, making it a truly social space.

Beyond the kitchen there is a handy utility room with further fitted units, sink, plumbing for a washing machine, space for a freestanding appliance, and external access.

To the front of the property there is a well-proportioned living room offering the perfect space to relax and unwind.

Heading upstairs, the light and airy décor and modern grey carpets continue throughout.

The principal bedroom offers ample room for a king size bed as well as the addition of several built-in wardrobes, making clever use of the space on offer. With delightful views across the undisturbed neighbouring fields. It also benefits from a modern, en suite shower room, with a large walk-in shower, basin with useful vanity unit, WC, underfloor heating and heated towel rail.

Across the landing, the second bedroom also has the advantage of an en suite shower room with shower unit, basin, WC, underfloor heating and heated towel rail.

There are two further double bedrooms to the rear of the property ideal for use by the younger members of the family, as guest bedrooms, or work from home spaces.

Completing the first floor is a modern house bathroom with shower over bath, basin, WC, underfloor heating & heated towel rail.

The integral garage provides a useful storage space, and has the addition of several kitchen units, lighting and power as well as an electrical vehicle charging point. Externally the property has much to offer including a fully

enclosed, level rear garden with both lawn and patio areas, ideal for alfresco dining and a delightful, raised bed, which could be utilised for both growing plants or fruits & veg!

To the front of the property the driveway offers off street parking for two vehicles with further allocated off street parking available.

Additional information:

We understand that the property is of Freehold Tenure.

The property is offered for sale with the remainder of a 10-year NHBC warranty.

There is a small annual service charge to be paid, of approximately £250.00. Contributing to the upkeep of the development's green spaces and children's park.

The property is located on a private road, the upkeep of which is to be split between the property and neighbouring houses as such time that repairs are to be carried out.

The council tax is band: E

The property is serviced by mains electricity, gas, and water services.

Estimated rental income: £2,250PCM

Broadband availability: Full Fibre with estimated speeds up to 1,800 Mbps

Mobile phone coverage: O2, Vodafone, Three & EE

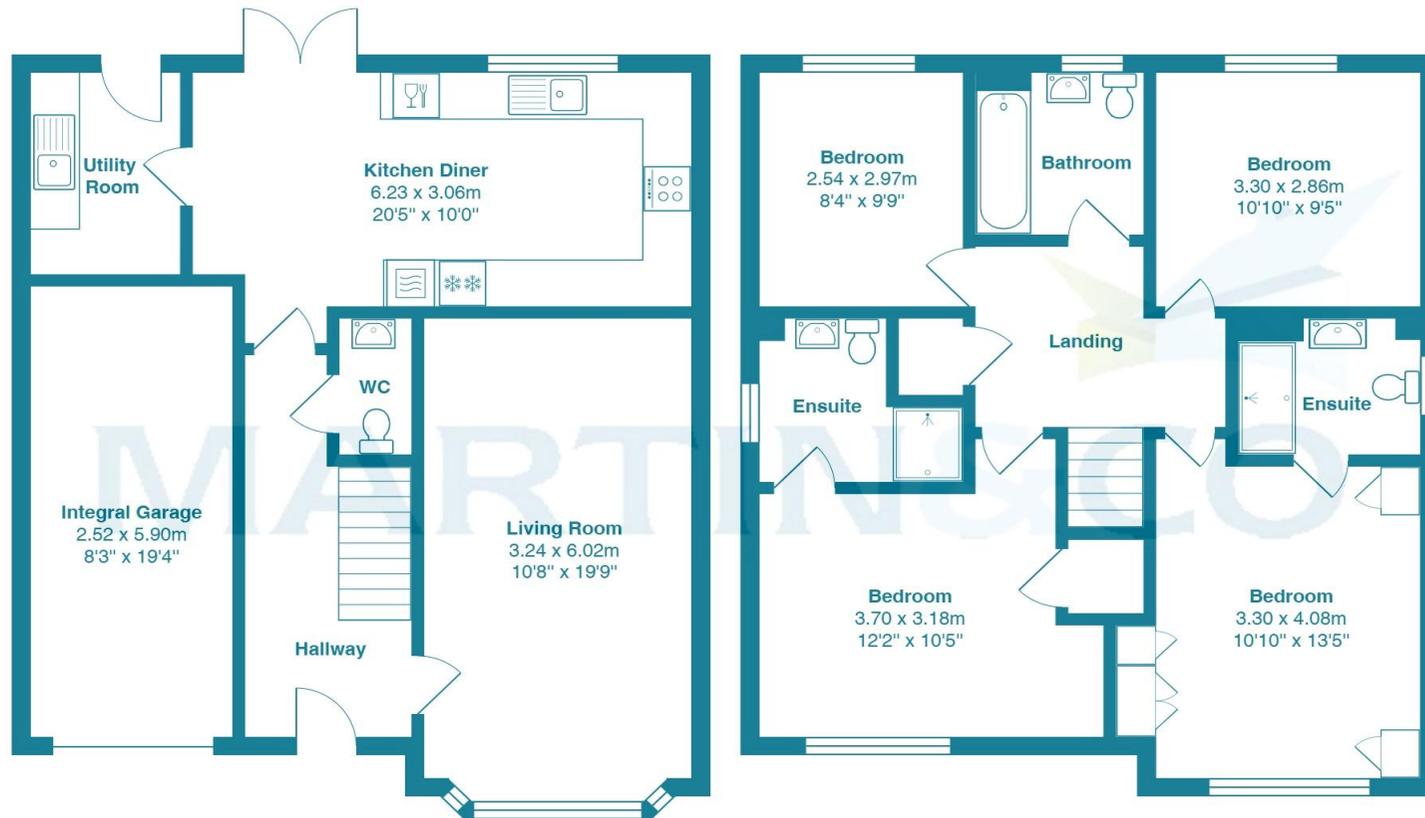
Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas - No Risk Surface water- Very Low

EPC Rating:

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Total Area: 148.0 m² ... 1593 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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