



15 KINGFISHER REACH  
Boroughbridge, York



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 15 KINGFISHER REACH BOROUGHBRIDGE

York, YO51 9JS

A superb five bedroom detached property in a prestigious residential area of Boroughbridge.

The spacious accommodation comprises of entrance hall, three reception rooms, large kitchen/breakfast room, downstairs W.C/utility room, five good-sized bedrooms, two en-suite shower rooms and house bathroom.

Externally, there is a open aspect front lawn, with parking for three vehicles over to two separate driveways, and a double garage. The rear garden is sectioned into a lower lawned area and a side garden with patio area.



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## Situation and Amenities

Boroughbridge is a town and civil parish in North Yorkshire, England. Historically part of the West Riding of Yorkshire, it is 16 miles (26 km) north-west of York. Boroughbridge has both a primary school and a secondary school together with all local amenities and an attractive high street.

## Description

Half glazed entrance door with side window leads to the hallway with wooden floor and staircase off, an archway opens to the dining room with brick featured fireplace with multi stove fire, square bay window and wooden parquet floor. The living room/garden room divided into two rooms is to the rear with multi stove fire, parquet wooden floor with Patio doors to the rear garden. From the hall an archway leads to the large kitchen/breakfast room fitted with a range of cream wall and base units with contrasting marble work surfaces, tiled splashbacks and matching Island, incorporating white ceramic one and a half bowl sink with mixer taps, double oven, hob with extractor hood, dishwasher, drinks fridge and free-standing fridge freezer with stone decorative floor, Patio doors to the rear garden. A door to the downstairs W.C, comprises of a corner hand basin and W.C, with a tiled floor and opening to the utility room with units housing the washing machine, dryer and with door to the side garden.

On the first floor the staircase leads to the landing area, with doors leading to all bedrooms. The Master bedroom is a good-sized double room with built in wardrobes and en-suite shower room with double shower enclosure with mains shower, fully tiled, sink in vanity unit, W.C and a tiled floor. Bedroom two is an extension to the main house and is a separate suite, with a small corridor leading to a double room with an en-suite shower room being fully tiled, with a square decorative sink, with freestanding tap, W.C and corner shower enclosure with electric shower. Bedroom three and four are double rooms. The house bathroom is fully tiled with vanity area and decorative circular sink with mixer tap, square bath with mains shower over, W.C and tiled flooring. Bedroom Five/Office is again a good single room.

Externally, there is an open aspect front lawn, two driveways for parking, private enclosed side garden with Patio area and lawned rear garden with shrubs, and a double garage





### Terms & Conditions

The property shall be let Unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £2300 per calendar month, payable in advance by standing order. In addition, a deposit of £2653 shall also be payable prior to occupation. A gardener is also included in the rent.

### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.



### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property.

### Local Authority and Council Tax

North Yorkshire Council.

For Council Tax purposes the property is banded F

### Services and other Information.

The property is served by Gas fired central heating. Mains electricity, drainage and water are connected

### Viewings

Strictly by appointment only via GSC Grays 01748 897629

### Particulars and Photographs

Particulars written July 2024

Photographs taken October 2024

### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

## 15 Kingfisher Reach, Boroughbridge



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
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