



Springfield Road, Boroughbridge, YO51 9AZ

£289,950

## Springfield Road, Boroughbridge, YO51 9AZ

A great opportunity to live in a popular residential area, ideal for young couples, families and professionals with excellent amenities, schools for all ages and delightful countryside walks nearby. This traditional and most attractive semi-detached home must be personally viewed to be fully appreciated.

The property proudly displays typical design attributes from the post war era that modern houses rarely match including excellent proportions, ample natural light, attractive details and overall solidity. Numerous subtle improvements over the years have enhanced rather than diminished the character of the house and the property retains a pleasing charm with a particularly welcoming and restful atmosphere. The comfortable and well-planned accommodation provides great versatility for a wide range of requirements and benefits from gas central heating and double glazing. The current owners have diligently upgraded the house during their ownership including replacing the roof, consumer unit and central heating boiler as well as adding a stylish re-fitted bathroom.

In 2022, an architect was commissioned to draw up proposals for a stunning, open plan living/ dining kitchen extension to the rear, for which North Yorkshire Council determined prior approval is not required, subject to conditions (decision dated 8th March 2022 - 22/00473/PNX).

A great opportunity for a range of potential buyers, this attractive semi-detached home could be the ideal next step on the property ladder or the perfect opportunity to extend or re-configure to suit your personal needs.





An entrance hall welcomes you inside and provides the stairs to the first floor. The sitting room has a wonderfully restful ambience with an attractive fireplace as a centrepiece with open grate and a wide walk-in bay window. Exploring further reveals a versatile and sociable living dining kitchen with access to the garden, a useful under-stair pantry/store and a kitchen area with a range of units, storage and workspace, electric oven, gas hob and window to the side. There is a small attached outhouse with the central heating boiler and plumbing for washing machine.

On the first floor, the landing provides a useful linen/store cupboard, bedroom one features a wide walk-in bay to the front and a full width range of wardrobes. Bedrooms two and three overlook the rear garden and a stylishly appointed house bathroom completes the home with a modern white suite including bath with shower over, vanity wash basin, toilet, heated towel rail and fully tiled walls.



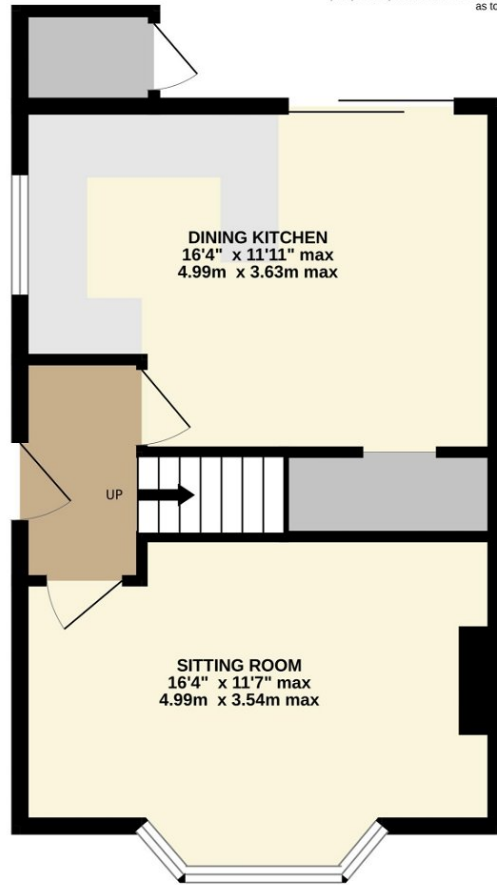
There is a driveway for two cars at the front and an adjoining garden area with feature box hedging. Timber gates lead, via a drive at the side, to a single garage/store. Please note the side drive may not accommodate wider vehicles. At the rear you'll find a generously sized garden with large paved patio area, steps leading to a raised lawn having stepping stone path to a further paved sitting area, ideally positioned to maximise the elevation and orientation of the garden.

The property occupies a delightful, slightly elevated position in this popular area, conveniently located on the south side of the town close to open space and delightful country walks. Boroughbridge offers an excellent range of independent shops and cafés as well as everyday amenities and a Morrisons supermarket. The area is ideal for regular travellers and commuters with easy access to the A1(M) and A19 for great links throughout the area. There are railway stations at Thirsk, Knaresborough, Northallerton and York.

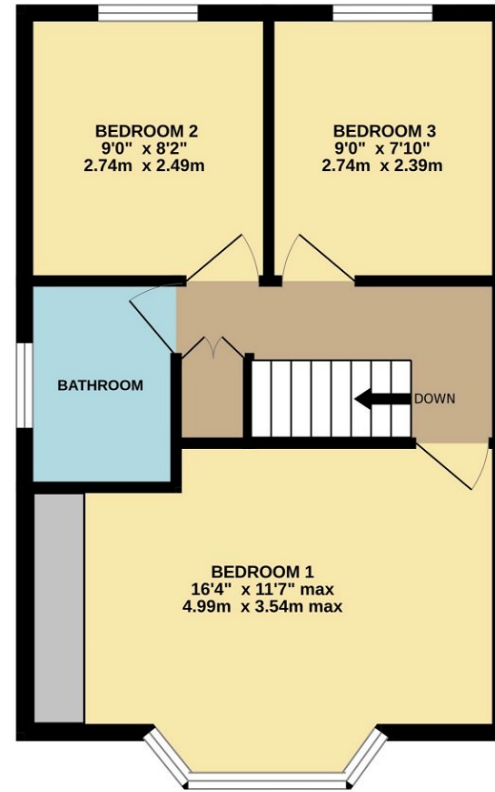


## FLOORPLAN - FOR IDENTIFICATION ONLY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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