



Hereford Way, Boroughbridge, YO51 9PA

Offers Over £420,000

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An attractive and versatile detached modern home with double garage occupying a generous plot on this popular development convenient for amenities, schools and travel options.

A particularly appealing modern residence delightfully situated on this attractive development close to an excellent range of schools and amenities in the historic and picturesque North Yorkshire market town of Boroughbridge.

SOLO SAY: Combining aesthetically pleasing design and excellent thermal efficiency, this eye-catching property perfectly epitomises the benefits of a modern home and could be ideal for a wide range of discerning buyers who appreciate the convenience and ease of an established, ready-made home in a prime location.

Located on the popular Meadow Fields development, our clients selected this particular plot for its favourable position and surprisingly generous plot where the lovely rear garden enjoys a westerly orientation to make the most of the afternoon and evening sun, and a large driveway at the side provides ample parking.





An open-plan, living/dining kitchen forms the stunning centre-piece to the house, with double doors to the rear garden allowing seamless indoor/outdoor living. The generously proportioned and versatile ground floor is ideal for families and complemented by four good size bedrooms on the first floor. The property is equipped with gas central heating and double glazing and further reassurance is provided by the remainder of the 10 year NHBC guarantee.

The property is offered to the market chain free and a viewing is recommended. Step into the roomy central hall and you'll see the staircase straight ahead together with a useful downstairs toilet and versatile study. The sitting room projects a calm and restful ambience, perfect for relaxing with family or guests, and has a deep walk-in bay to the front.

The dining room at the rear flows into the contemporary, open-plan kitchen. Thoughtfully configured for maximum enjoyment of the garden and combining great flexibility, convenience and style, this light and sociable living/dining kitchen offers an attractive range of units with ample storage and workspace together with a range of integrated appliances. A utility room handily links to the driveway and offers further practical storage space. The spacious theme continues on the first floor landing. Bedroom one offers the luxury of an en-suite shower room with good size shower. There are three further good size bedrooms complemented by a house bathroom.

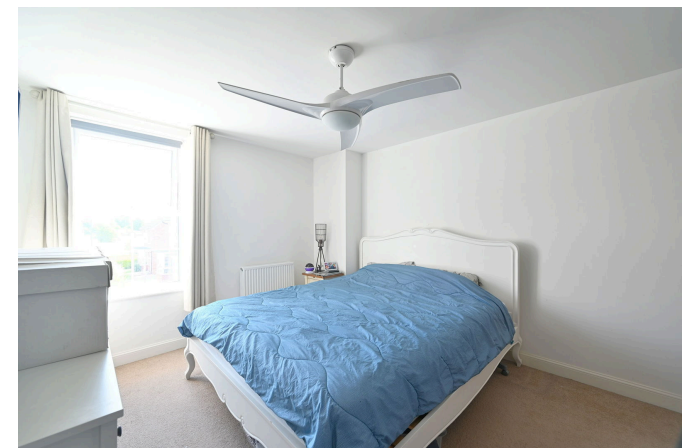


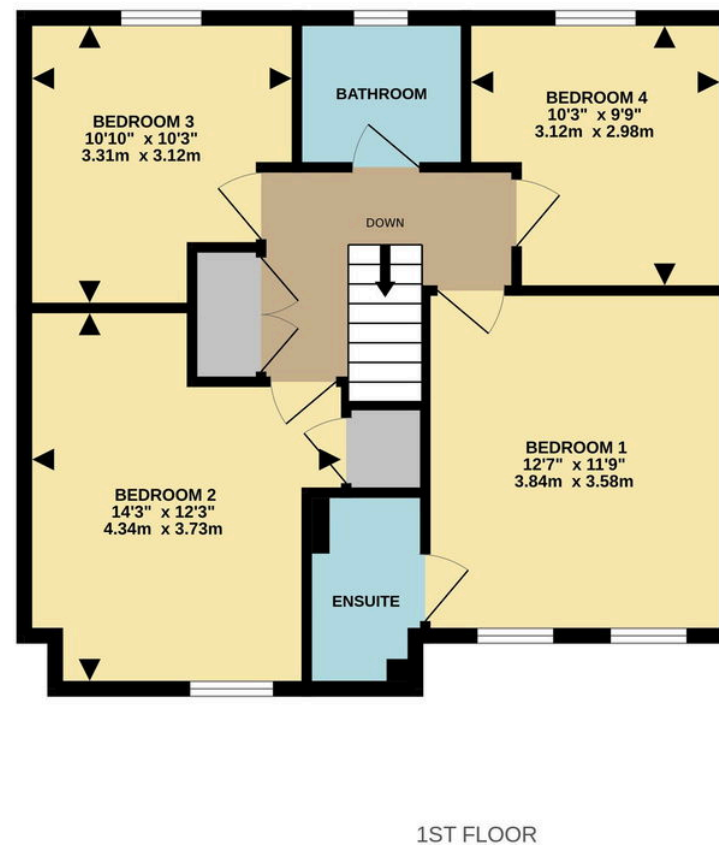
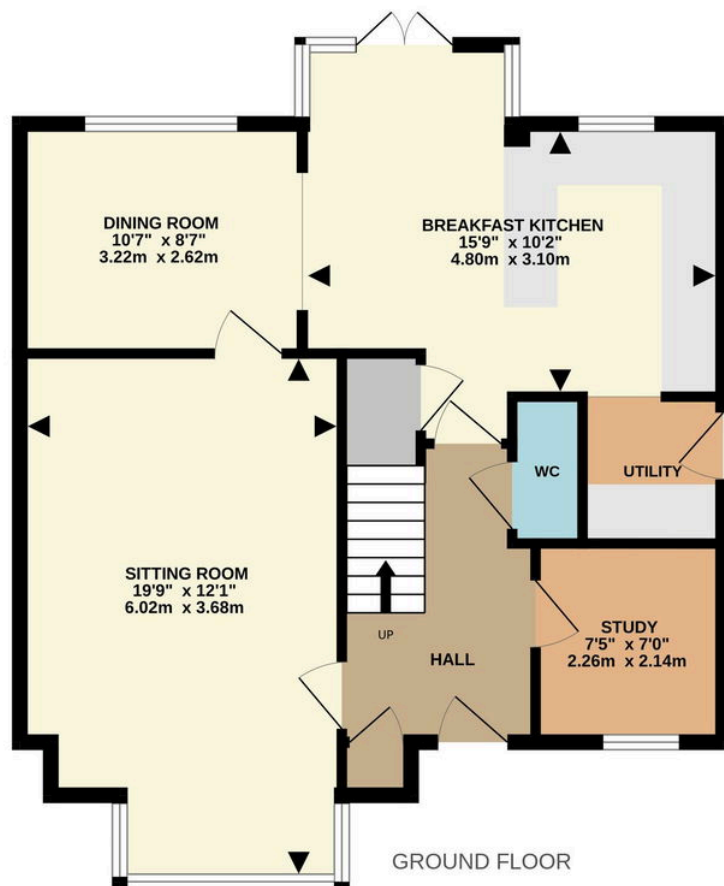
There is a small, forecourt garden to the front with lawn and pathway and a 'double-width' tarmac driveway at the side provides ample parking leading to a double garage measuring approx. 17'8" x 17'6" (5.38m x 5.33m).

The enclosed, lawned rear garden is a really good size and is ideal for families, keen gardeners or just enjoying the surroundings. The house sits in a prominent position within an attractive development on the edge of Boroughbridge just a few moments from open countryside.

The immediate area is served by a Morrisons supermarket and is conveniently placed for the historic market town centre where you can find an excellent range of shops and cosy cafés.

There are first class leisure facilities in the area and a choice of schools for all ages. Commuters and regular travellers can take advantage of the A1(M) and A19 which provide excellent connections throughout the region.





TOTAL FLOOR AREA : 1316 sq.ft. (122.2 sq.m.) approx.

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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