

**96, York Road,
Broadstone, BH18 8EU**



Property overview

Guide Price £460,000

A well presented extended 3 double bedroom semi-detached house in York Road, Broadstone. Convenient for the popular shops, restaurants and amenities of 'The Broadway', local travel links, pre-primary and grammar schools, walks in Delph Woods and along the Castleman Trailway, Poole (3.5 miles) as well as travel links to Bournemouth (7.4 miles) and further afield.

The accommodation which has been heavily upgraded by the current owners, offers an entrance hallway with a home office/workstation under the stairs, a lounge with an open fireplace, a second reception/dining room leading to the utility room and downstairs WC, and an open plan kitchen/breakfast room with French doors out to the garden/patio.

On the first floor, there are three double bedrooms, one of which with a walk-in dressing room & en-suite, and a family bathroom.

The property also benefits from a westerly-facing patio/garden with external power and timber-built gazebo, driveway parking for 2-3 cars, gas-fired central heating and solar panels.



Accommodation

Front External:

Tarmac driveway with block edging providing parking for 2-3 cars, enclosed by fence and wall, steps to inset storm porch with outside light, composite front door to:

Entrance Hall: 17' 8" max x 4' 10" max (5.38m x 1.47m)

High-level consumer unit, gas and electric meter readers, doors to accommodation, stairs to first floor, under stairs, nook currently used as work/office space, Karndean flooring.

Lounge: 13' 4" x 12' 6" (4.06m x 3.81m)

Working fireplace, bay window to front aspect, feature ceiling rose, Karndean flooring.

Pass-Through Dining Room/Second Reception: 12' 2" x 11' 3" (3.71m x 3.43m)

Spotlights, radiator, door to utility and opening to Kitchen/Breakfast room, Karndean flooring.

Utility room: 14' 0" max x 5' 3" max (4.26m x 1.60m)

Spotlights, smoke alarm, radiator, range of built-in storage (tall cupboard also houses plumbing & electric to stack machines), ethernet port, door to:

Downstairs WC: 5' 4" x 3' 3" (1.62m x 0.99m)

Obscured window to front aspect, radiator, wash hand basin with storage below, WC.

Kitchen/Breakfast Room: 16' 10" max x 14' 0" max (5.13m x 4.26m)

Spotlights, skylights, range of eye and base level units, integrated appliances (dishwasher, NEFF microwave, two separate hide and slide ovens with integrated grills, induction Hob with extractor fan over and deep pan drawers below), Samsung touchscreen fridge/freezer with ice and water dispenser, integral pot fill tap), LED under worktop lighting, composite 1 1/2 sink/drainers with mixer tap over and water softener, pantry section with pull out drawers, tiled splash back, radiator, breakfast bar, French doors to rear patio/garden, Amitico herringbone flooring.

First Floor Landing: 15' 7" max x 4' 11" max (4.75m x 1.50m)

Split level landing, smoke alarm, spotlights, hatch to loft (ladder, boarded with solar panel unit/controls), glass balustrade, bathroom under flooring heating control, doors to accommodation.

Bedroom One: 13' 6" max into bay x 10' 5" (4.11m x 3.17m)

App controlled LED light coving, radiator, opening to:

Dressing Room: 11' 5" x 5' 3" (3.48m x 1.60m)

Service hatch, range of fitted furniture including sliding door wardrobes and drawers, radiator, window to rear aspect, door to:

En-Suite: 5' 9" x 5' 4" (1.75m x 1.62m)

Spotlights, part tiled walls, obscured window to front aspect, sliding glass door to shower enclosure with concealed valve, waterfall shower and handheld attachment above, ladder style towel radiator, wash hand basin with storage below and mirrored cabinet above, WC.

Bedroom Two: 12' 1" x 11' 4" max (3.68m x 3.45m)

Spotlights, range of fitted furniture (wardrobes, low-level cupboards and desk), radiator, ethernet port, window to rear aspect.

Bedroom Three: 12' 0" max x 9' 1" max (3.65m x 2.77m)

Spotlights, ethernet port, window to rear aspect.

Bathroom: 7' 8" x 5' 8" (2.34m x 1.73m)

Spotlights, obscured window to front aspect, part tiled walls, oval panelled bath with glazed screen, mixer tap, mixer shower controls with waterfall shower and handheld attachment over, ladder style towel radiator, wash hand basin with storage below and mirrored cabinet above, underfloor heating.

Rear External:

Westerley facing garden, enclosed by fence and wall, laid to wrap around patio and artificial grass, timber framed gazebo, external power outlets, outside tap, ground level flower beds, storage shed.

Solar Panels:

Solar panels are owned by the vendors. The feed in tariff has been passed on via "Solar (FIT) Equity Release".

The owners of the property will continue to benefit from the solar system through free access to the energy generated by the system so they can save on their energy bills. The Solar Equity Release company will continue to maintain the system at their cost for the benefit of both the new owners and themselves. *Ask us for more information.*

Agents note on works:

Reconfigured & installed kitchen, installed oak/glass stair balustrade, new en-suite & main bathroom, replaced all downstairs radiators, rendering of the back of the property + wall, landscaped the garden (patio, artificial grass & gazebo), tarmacked driveway as well as block paving + new fence/wall surrounding and a new composite front door.

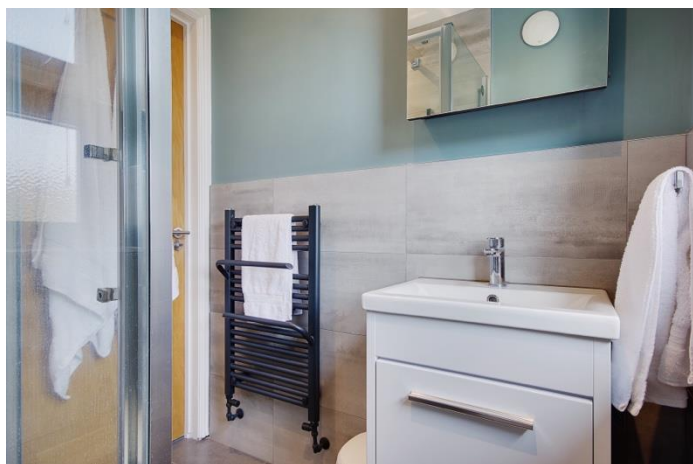
Photography

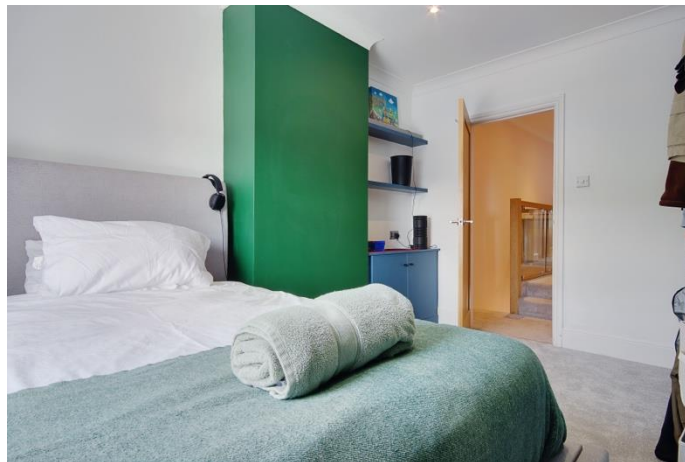


















Floor Plan

EPC

96 York Road BROADSTONE BH18 8EU	Energy rating	Valid until:	2 October 2033
	C	Certificate number:	2184-3030-5201-4797-5200

Property type	Semi-detached house
Total floor area	111 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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