



42 Ladywell Road
Boroughbridge, York, YO51 9HL

Guide price £350,000



SURPRISINGLY SPACIOUS DETACHED BUNGALOW
GAS FIRED CENTRAL HEATING GENEROUS MATURE GARDENS
L SHAPED LOUNGE DINING ROOM, THREE DOUBLE BEDROOMS
KITCHEN, BATHROOM, GARAGE & OFF STREET PARKING
SOME MODERNISING REQUIRED
SCOPE TO EXTEND SUBJECT TO PLANNING
POPULAR LOCATION JUST A SHORT WALK OF THE TOWNS AMENITIES NO ONWARD CHAIN
CHAIN EPC TO FOLLOW COUNCIL TAX BAND D



Description

A Stone-Fronted Three-Bedroom Detached Bungalow in need of modernisation and refurbishment set in pleasant gardens to the front and rear in a very popular development on the south side of the town being within walking distance of local shops, schools and the supermarket and offering an ideal opportunity for a purchaser to create an interior to their own individual requirements.

Accommodation

ENTRANCE HALL 10' 8" x 4' 2 plus 11'4 x 2'11" (3.25m x 1.27m) Two built-in cupboards.

LOUNGE 12' 4" x 14' 4" (3.76m x 4.37m) Radiator. Open Plan to Dining Room. Patio doors leading out onto the rear garden

DINING ROOM 9' 4" x 9' 5" (2.84m x 2.87m) Radiator. Wall hatch through to the kitchen.

KITCHEN 11' 9" x 9' 3" (3.58m x 2.82m) Stainless steel sink unit. Wall and base units. Side access door

FRONT BEDROOM 12' 11 max" x 10' 11" (3.94m x 3.33m) Radiator. Fitted wardrobes window to the front elevation.

FRONT BEDROOM 10' 10" x 8' 10" (3.3m x 2.69m) Window to the front and radiator.

BEDROOM 10' 11" x 8' 11" (3.33m x 2.72m) Window and Radiator.

HOUSE BATHROOM 8' 3" x 5' 6" (2.51m x 1.68m) With suite comprising bath , pedestal wash hand basin and low level WC walk in shower and obscure glazed window and radiator.

OUTSIDE Outside - A level driveway provides parking and access into an attached single garage.

The delightful south facing rear garden features a lawn and with a timber built garden shed (in need of repair/replacement) to the side.

GARAGE 18' 1" x 9' 3 internal" (5.51m x 2.82m) With up and over door. Rear hand door. Central heating boiler.

Location

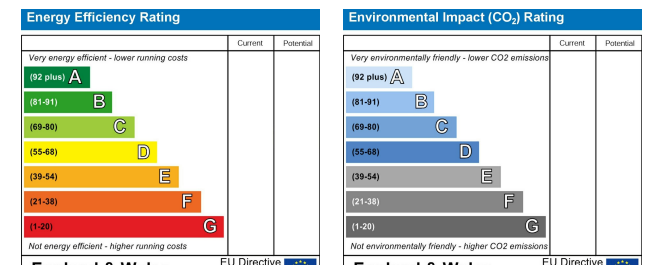
The property is located off Ladywell Road on the south side of the town being well placed for local shops, schools, doctors and dental surgeries and the local supermarket, as well as providing access to the A1(M).

Directions

From Boroughbridge High Street, proceed up New Row and upon approaching the junction with Wetherby Road, turn left down Ladywell Road. Proceed down Ladywell Road and the property will be found on the right hand side







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