



11 Springfield Road
Boroughbridge, York, Yorkshire YO51 9AZ

Guide price £335,000



A LOVELY TRADITIONAL 4 BEDROOM SEMI-DETACHED FAMILY HOME
BEAUTIFULLY PRESENTED THROUGHOUT WITH ORIGINAL FEATURES
EXTENDED REAR KITCHEN DINER / FAMILY ROOM, SITTING ROOM AND UTILITY AREA
GOOD SIZE BEDROOMS ARRANGED OVER 2 FLOORS WITH JACK AND JILL SHOWER ROOM ON THE TOP FLOOR SERVICING BEDROOMS 3 AND 4
MODERN FAMILY BATHROOM WITH SHOWER
ENCLOSED REAR GARDEN
AMPLE PARKING FOR NUMEROUS VEHICLES
POPULAR LOCATION CLOSE TO SHOPS SCHOOLS AND AMENITIES
MUST BE VIEWED EPC C



Description

LOVELY 4 BEDROOM SEMI-DETACHED PROPERTY A well presented spacious accommodation, IDEAL FOR YOUNG / GROWING FAMILIES, gas central heating, double glazing, original feature fireplaces, entrance hallway, extended rear kitchen / family room with wood burning stove, living room, modern family bathroom, good size bedrooms, private enclosed rear garden, GARAGE, gated driveway providing ample parking, popular location close to numerous local amenities including shops, schools and transport links.

Location

The property is located off Springfield Road, on the south side of the Town, within comfortable walking distance of the Town centre.

Boroughbridge offers a good range of Shops, Cafes, Bars, Restaurants, as well as Primary and Secondary Schools, Doctors and Dental Surgeries, local Superstore, Sporting and Recreational facilities.

The property lies less than 1 mile from the A1 at Junction 48, for those wishing to travel to the main Business centres of North and West Yorkshire and Teeside.

Sitting Room

4.70m (15' 5") x 3.00m (9' 10")

With central fire surround neutral fitted carpet, TV point and bay window to the front aspect

Kitchen / family dining room

4.65m (15' 3") x 6.68m (21' 11")

Featuring a single storey extension to the rear of the property this is truly a living kitchen with distinct living, dining and kitchen areas

Kitchen Area

To the rear of the room is the kitchen area with a modern fitted kitchen and space for dining table and chairs. The kitchen comprises base and wall units with worktop over and contemporary tiled splashback. With fitted electric oven, gas hob with extractor hood over space and plumbing for a dishwasher. The room is finished with laminate flooring, two velux windows, window to the rear aspect and glazed doors leading out to the rear patio.

Family Area

With external door to the side of the property and laminate flooring continued from the kitchen area, wood burning stove,

and ample room for sofas and chairs. the side of the room there is a utility area with space and plumbing for a washing machine and dryer.

First floor landing

With access to bedrooms one and two, the house bathroom and access to the second floor.

Master Bedroom

4.65m (15' 3") x 3.00m (9' 10")

A double room with twin windows to the front aspect and range of fitted wardrobes.

Bedroom

3.00m (9' 10") x 2.26m (7' 5")

A double room with window to the rear aspect

Bathroom

2.31m (7' 7") x 1.45m (4' 9")

A contemporary bathroom with fully tiled walls and floor, window to the rear aspect and white three piece suite comprising bath with shower over, handwash basin and low level WC.

Bedroom 3

2.31m (7' 7") x 3.96m (13' 0") (min)

A smaller double room located on the second floor with dormer window to the rear aspect, radiator and Jack & Jill shower room shared with bedroom four

Bedroom 4

1.65m (5' 5") x 4.65m (15' 3") (max)

A single room with restricted head height, radiator, velux window to the front aspect and Jack & Jill shower room shared with bedroom three.

Shower room

1.73m (5' 8") x 1.60m (5' 3")

A modern shower room suite comprising shower, handwash basin and low level WC

Externally

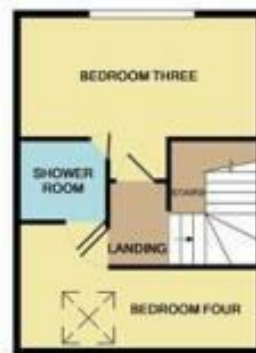
Externally the property features hard landscaping to the front and side providing off road parking for a number of vehicles. To the rear of the property there is an enclosed garden with lawn, established borders, patio area and garage.

Garage

To the rear of the property is a good sized single garage with power and light within providing further off road parking.







*Final every effort has been made to ensure the accuracy of the floor plan contained here. Measurements of rooms, corridors, rooms and any other items are approximate and no responsibility is taken for any error. Measurements are not intended to be used for any other purpose. The area of the floor plan is not intended to be used for any other purpose.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive			