



CRAVEN-HOLMES
ESTATE AGENTS
SALES, LETTINGS AND PROPERTY MANAGEMENT
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FOR SALE

56 Ladywell Road
Boroughbridge, York, Yorkshire YO51 9HL

Guide price £240,000



SITUATED CLOSE TO LOCAL SHOPS SCHOOLS AND AMENITIES BOROUGHBRIDGE HAS TO OFFER
SPACIOUS THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE
LOUNGE/ DINER, KITCHEN
GAS CENTRAL HEATING SYSTEM, FRONT AND REAR GARDENS
CAR PORT AND DRIVE WAY FOR A NUMBER OF VEHICLES OUTBUILDING
NO ONWARD CHAIN EPC C COUNCIL TAX BAND C



Summary

11' 4" x 10' 5" (3.45m x 3.18m) Window and radiator.

Key features

Semi with three double bedrooms Attractively fitted kitchen Lounge dining room Cloaks/utility room Double glazing Gas central heating system First floor bathroom Gardens driveway and car port Viewing is highly recommended

Full description

Bedroom 2

10' 5" x 9' 10" (3.18m x 3m) Window and radiator.

Bedroom 3

8' 10" x 10' 10" (2.69m x 3.3m) Window and radiator.

An early viewing of this spacious and attractively presented three bedroom semi detached home is highly recommended. The property has a gas central heating system and double glazed windows, with the accommodation including: hall, cloaks/utility, lounge dining room, fitted kitchen, landing, three double bedrooms and bathroom. The kitchen has a range of style units with an integrated appliances. The bathroom is fitted with a white suite with shower over the bath. With garden to front and rear and also with off street parking. Carpets and curtains are included.

Bathroom

White suite with paneled bath and electric shower over. Pedestal wash basin, wc, tiling to walls, airing cupboard, window and laminate style flooring.

Front Garden

Accommodation comprising

Rear Garden

Laid to lawn and with conifers, decked area, pergola and paved patio. Side gate and brick outhouse.

Hall

With radiator, staircase and under-stairs cupboard.

Car Port

Driveway provides off street parking and leads to car port at side.

Cloakroom/Utility

6' 9" x 6' 1" (2.06m x 1.85m) With wc, hand basin, work surface, plumbing for washing machine and window to front.

Lounge/Dining Room

10' 4" x 21' 6" (3.15m x 6.55m) Window to front and patio doors to rear. Two radiators.

Fitted Kitchen

10' 8" x 8' 8" (3.25m x 2.64m) Fitted with an attractive range of units and with integrated appliances. One and a half bowl sink, tiled splash-backs, breakfast bar, radiator, window and entrance door to rear

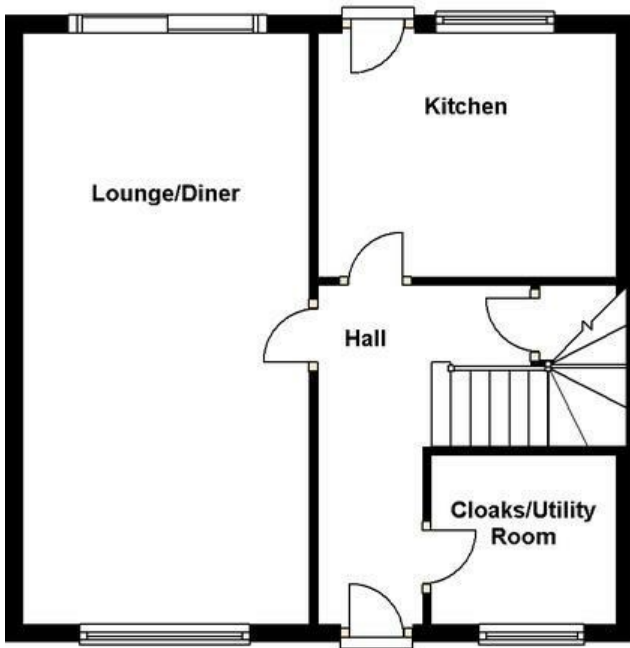
First Floor Landing

Bedroom 1

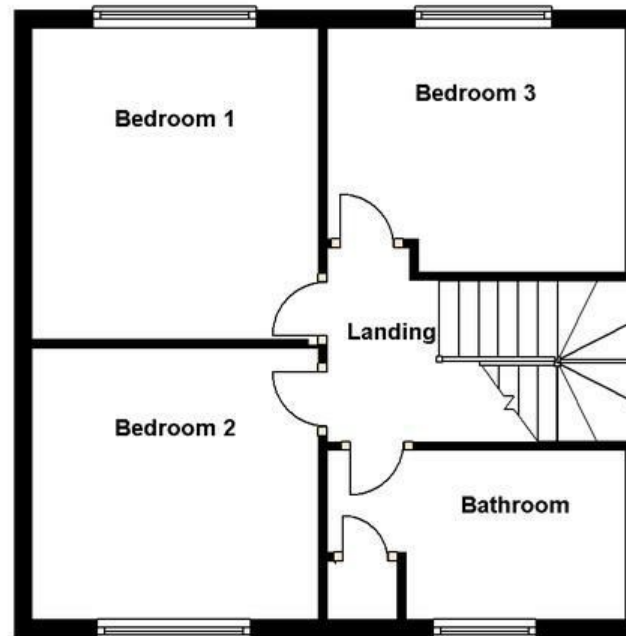




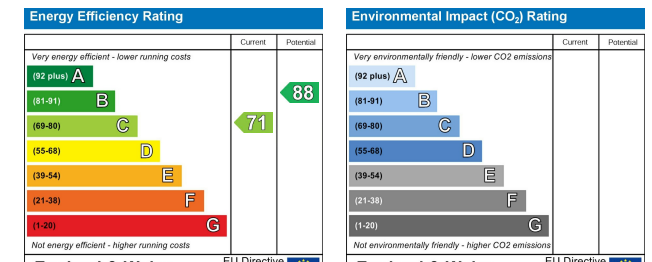
Approx. 41.6 sq. metres (447.4 sq. feet)



Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 82.9 sq. metres (892.1 sq. feet)



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