



26 Willow Grove  
Boroughbridge, York, YO51 9FX  
Guide price £250,000





LOVELY LOCATION WITHING WALKING DISTANCE OF BOROUGHBRIDGE TOWN  
BUILT IN 2021 A 3 BEDROOMED SEMI DETACHED WITH OFF STREET PARKING  
SITTING ROOM WITH DOORS INTO THE GARDEN  
MODERN DINING KITCHEN  
MASTER BEDROOM WITH ENSUITE SHOWER ROOM  
TWO FURTHER BEDROOMS AND HOUSE BATHROOM  
NO ONWARD CHAIN EPC B COUNCIL TAX BAND D



**Description**

Welcome to this enchanting three-bedroom semi-detached house, where spaciousness and comfort blend seamlessly! This delightful home features convenient off-street parking and a picturesque garden, all nestled in a tranquil neighborhood just a leisurely stroll from the vibrant town center of Boroughbridge, with the scenic Riverside nearby.

Constructed in 2021, this residence boasts a contemporary layout thoughtfully spread across three inviting levels. As you step into the ground floor, you'll be greeted by a generous sitting room bathed in natural light, accentuated by elegant patio doors that beckon you out to the garden—an ideal spot for basking in the sunshine or enjoying evening gatherings. The chic dining kitchen is a haven for culinary enthusiasts, showcasing sleek fitted units and ample space for family meals and entertaining.

Ascend to the upper floors to discover three well-proportioned bedrooms, each offering a serene retreat for relaxation. The modern bathroom features stylish fixtures, while the delightful en-suite shower room adds a touch of luxury to the master suite. This exceptional home truly stands out as a hidden gem, perfect for those seeking a harmonious blend of modern living and cosy charm!

**Location**

The property is ideally situated in a charming location on the outskirts of a highly sought-after new development. It boasts proximity to the picturesque Riverside, making it an attractive area for nature enthusiasts and those seeking a peaceful environment. Additionally, the bustling Boroughbridge town centre is just a short distance away, providing residents with access to a diverse array of amenities, including shops, restaurants, and recreational facilities, ensuring convenience and enhancing the overall lifestyle experience.

**Accommodation**

**\*\*Sitting Room\*\***

A spacious reception room featuring glazed doors that open to the garden, along with a contemporary fireplace. Patio doors lead out to a south-facing garden.

**\*\*Kitchen\*\***

This bright kitchen has enough space for a dining table and

is equipped with a range of modern fitted units, including a gas hob and integrated oven, as well as a Samsung washer/dryer.

**\*\*First Floor\*\***

**\*\*Bedroom 2\*\***

A good-sized double bedroom with views overlooking the marina.

**\*\*Bedroom 3\*\***

Another bedroom that offers ample space.

**\*\*Bathroom\*\***

This bathroom features a white suite that includes a WC, washbasin, and a bath with a shower fitting above.

**\*\*Second Floor\*\***

**\*\*Bedroom 1\*\***

A large double bedroom.

**\*\*Superb En-Suite Shower Room\*\***

This en-suite bathroom features a white suite that includes a WC, washbasin, and a walk-in shower.

**\*\*Outside\*\***

The property includes an attractive rear garden with artificial grass, as well as paved and decked sitting areas. There is also allocated tandem off-road parking.

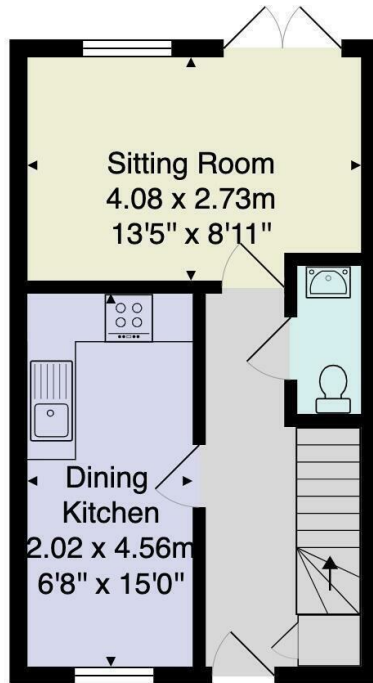




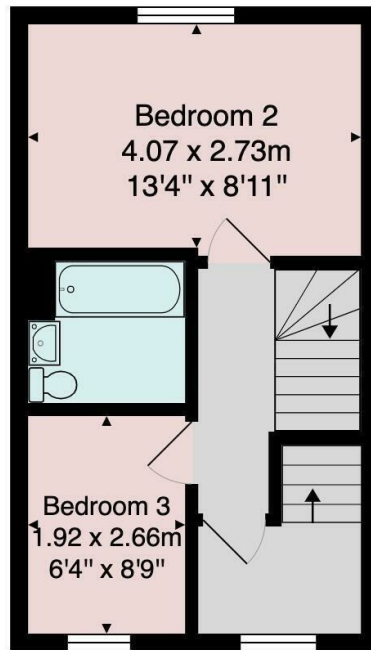




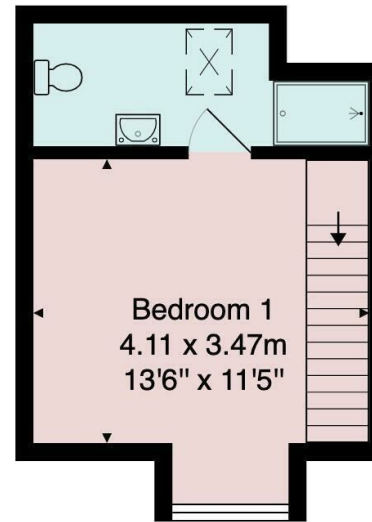




Ground Floor

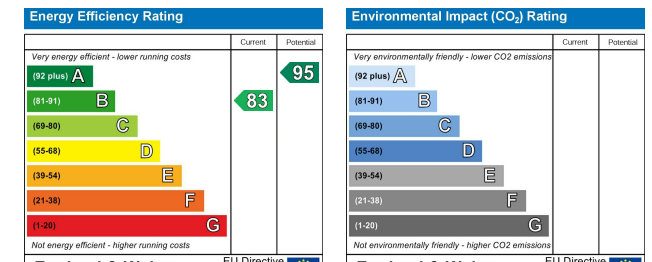


First Floor



Second Floor

Total Area: 82.0 m<sup>2</sup> ... 883 ft<sup>2</sup>



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