




6 Springfield Road Boroughbridge

York, YO51 9AZ

£295,000

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ENJOYING A DELIGHTFUL POSITION ON THE PERIPHERY OF THE EVER POPULAR TOWN OF BOROUGHBIDGE. TRADITIONAL STYLED 3 BEDROOM SEMI DETACHED FAMILY HOME, REVEALING SPACIOUS AND WELL PROPORTIONED ACCOMMODATION RETAINING MANY PERIOD FEATURES, WHICH HAS BEEN EXTENDED AND SET WITHIN GOOD SIZED MATURE GARDENS AND GARAGE.

Mileages: Ripon - 7.5 miles, Harrogate - 10.5 miles, York - 12 miles (Distances Approximate)

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Lobby, Staircase Reception Hall, Sitting Room, Dining Room, Extended Kitchen/Breakfast Room.

First Floor Landing, 3 Bedrooms, Bathroom.

Outside: Front Garden, Good Sized Enclosed Rear Garden, Driveway and 15ft Long Detached Single Garage.

An internal viewing is highly recommended to fully appreciate this delightful semi detached family home, which enjoys a well-regarded position within this highly popular town having ease of access onto the A1.

A uPVC panelled and glazed entrance door with shaped over light and matching side slits, opens to a compact LOBBY with a further feature timber door stained and leaded flanked by matching side slits to:

STAIRCASE RECEPTION HALL - With stripped floor and useful cupboard under the stairs. inner timber door to:

SITTING ROOM – With wood grain effect flooring, wall mounted electric fire, uPVC double glazed oriel window overlooking the front garden.

To the rear from a timber door opens to a DINING ROOM with eye catching exposed brick fireplace with space for an electric fire on a stone hearth, timber mantel with further tiled hearth at floor level. Adjoining fitted cupboard, picture rail and uPVC double glazed window overlooking the pleasant rear garden.

From the reception hall, a timber door leads through to an extended L-shaped KITCHEN/BREAKFAST ROOM with modern grey gloss fronted wall and base units complimented by straight edge granite effect worksurfaces and tiled mid-range with LED downlighters. LED spot lights have been fitted to the kickboards for the evening ambiance. Fitted 4 ring gas hob with stainless steel chimney style extractor above. uPVC windows to three sides and a pressed and glazed uPVC door leading out to the rear garden. Eye level double oven, space and plumbing for a washing machine. A range of integrated appliances, including full-size dishwasher, low level fridge and separate low level freezer. Fitted graphite 1 1/3 charcoal. Useful cupboard under the stairs with power.

From the staircase reception hall, a turned staircase rises up past a feature stained and leaded window to the:

FIRST FLOOR LANDING.





BEDROOM 1 – uPVC double glazed Oriel window to the front elevation overlooking the front garden. Picture rail.

BEDROOM 2 – uPVC window to the rear elevation overlooking the mature garden. Generous fitted wardrobe to the alcove and picture rail.

BEDROOM 3 - uPVC double glazed window overlooking the front aspect.

BATHROOM - With fully tiled walls and white suite comprising shaped and panelled bath with electric shower over, pedestal wash hand basin and low suite WC. Dual aspect uPVC double glazed frosted windows. Airing cupboard housing the hot water cylinder.

OUTSIDE - Approached from Springfield Road from a metal personal hand gate at the front behind a dwarf wall leading onto a paved path to the front door and side flanked by a mainly laid to lawn front garden with mature boarders.

Immediately to the rear is a paved and gravelled patio and rectangular lawned garden, having adjoining well stocked and fenced borders. A feature, slightly elevated central decked terrace makes for a pleasant entertaining area for those alfresco evenings.

TO THE VERY REAR there is a gravel driveway providing access via Church Lane that leads in turn to the **DETACHED GARAGE** – (15'4 × 8'3) - With metal up and over door to the front, personal access door to the side, light and power.

LOCATION - Boroughbridge lies approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

POSTCODE YO51 9AZ.

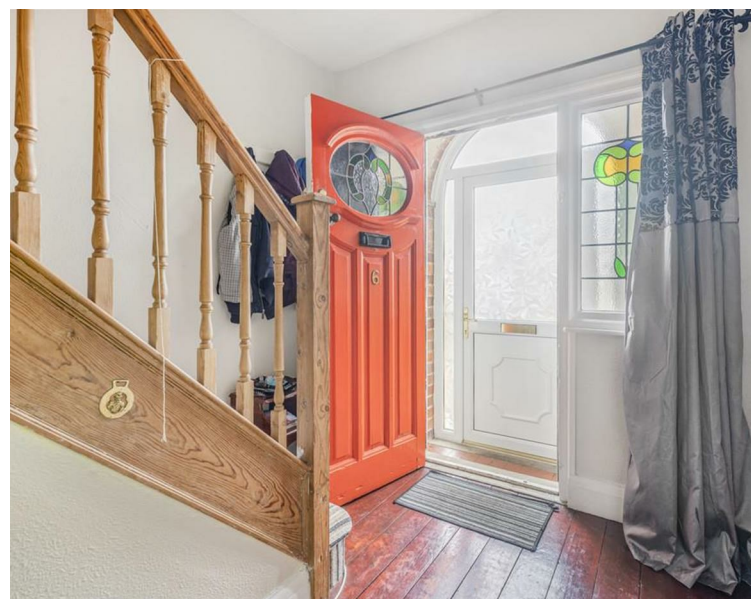
COUNCIL TAX BAND – C.

TENURE - Freehold.

SERVICES Mains water, electricity and drainage, gas fired central heating.

DIRECTIONS - From our central Boroughbridge office, proceed along York Road and turn right into Springfield Drive whereupon Tangmere is positioned on the left hand side halfway along, identified by the Churchills 'For Sale' board.

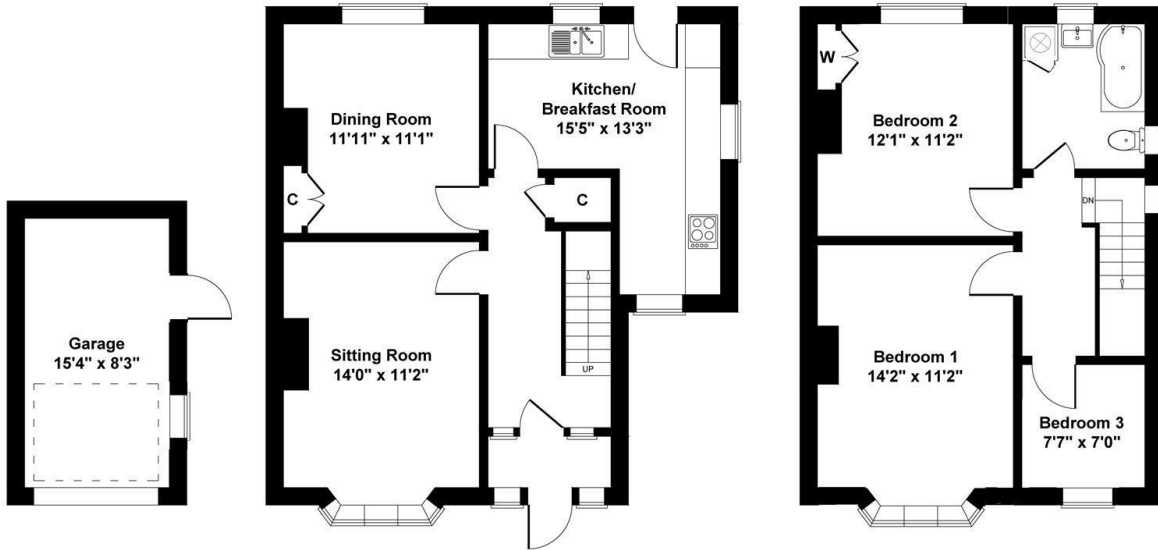
VIEWING - Strictly by prior appointment through the selling agents, Churchills Tel: 01423 326889 Email: spencer@churchillsyork.com



FLOOR PLAN

6 Springfield Road, Boroughbridge YO51 9AZ

Approximate Gross Internal Area
1214 sq ft



GARAGE

GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	65	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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