



35 Hereford Way Boroughbridge  
York, YO51 9PA  
**£395,000**

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A FOUR BEDROOMED DETACHED, EXECUTIVE FAMILY HOME WHICH HAS BEEN REMODELLED OCCUPYING A PLEASANT POSITION OF THIS ESTABLISHED CUL DE SAC OVERLOOKING A GREEN, BOASTING MODERN APPOINTED AND WELL PROPORTIONED ROOMS IN EXCELLENT DECORATIVE ORDER THROUGHOUT COMPLIMENTED BY A GOOD SIZE REAR GARDEN WITHIN LEVEL WALKING DISTANCE OF BOROUGHBIDGE HIGH SCHOOL AND THE TOWNS POLULAR AMENITIES

MILEAGES: RIPON - 7.5 MILES, HARROGATE - 10.5 MILES, EASINGWOLD - 12 MILES, YORK - 18 MILES, (DISTANCES APPROXIMATE)

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Reception Hall, Lounge, Family Room, Kitchen/Living/Dining Room, Utility, Cloakroom/WC, Media Cupboard,

First Floor Landing, Principal Bedroom with Luxury En Suite Shower Room/WC, 3 Further Double Bedrooms and Family House Bathroom

Outside, Off Street Parking, Front Garden, Fully Enclosed Child and Pet Friendly Rear Garden.

With uPVC Double Glazed Windows, Integrated Appliances, Gas Fired Central Heating and The Balance of the Builders Structural Warranty.

A front composite entrance door with central part glazed and leaded strip with glazed overlight opens to a RECEPTION HALL with stairs rising to the first floor. Media cupboard for a broadband router, storage and phonline connection.

Door leads to the SITTING ROOM with bay uPVC double glazed window overlooking the front garden and beyond to a picturesque green with a maturing tree lined backdrop.

FAMILY ROOM - formerly the garage which has been converted to provide an additional and versatile reception room currently being used as a TV/ Playroom with window to the front aspect and useful store cupboard to the rear.

From the reception hall at the rear a door opens to a generous KITCHEN LIVING DINING ROOM extending to over 18ft in width which is the real hub of this family home. Comprehensively fitted with range of modern white gloss fronted units comprising; cupboard and drawer wall and floor fittings complemented by preparatory work surfaces and tiled midrange. Fitted 1 1/3 Franke stainless steel sink and side drainer. Integrated appliances include fridge/freezer, full size dishwasher, four ring gas burning hob with chimney style extractor above, electric oven to the side. French Doors with matching side slits lead out to the rear patio and gardens. To one side there is a LIVING AREA with uPVC window to the rear and a door leading to;

UTILITY ROOM with rolltop work surface, space and plumbing for a washing machine and door to the rear garden.

A further door leads CLOAKROOM/WC with corner wash hand basin, low suite WC, low-voltage down lighters.





From the Reception Hall, stair rise to the FIRST FLOOR LANDING, double doors open to a generous airing cupboard housing the pressurised hot water cylinder.

The PRINCIPAL BEDROOM enjoys elevated views to the front gardens towards the green and trees beyond. A door off leads to a LUXURY EN SUITE SHOWER ROOM, shower cubicle, wash hand basin, low suite WC and a heated towel radiator.

There are THREE FURTHER DOUBLE BEDROOMS two overlooking the pleasant rear garden whilst the third bedroom enjoys a front elevation outlook.

HOUSE BATHROOM comprises panelled bath, wash hand basin, low suite WC and heated towel radiator.

OUTSIDE to the front of the property there is a low maintenance garden with maturing shrubs and plants interspersed with pea gravel behind neatly clipped and shaped laurel hedge. To the other side a tarmac driveway provides off street parking for two vehicles. A pathway leads to a personal timber gate opening to;

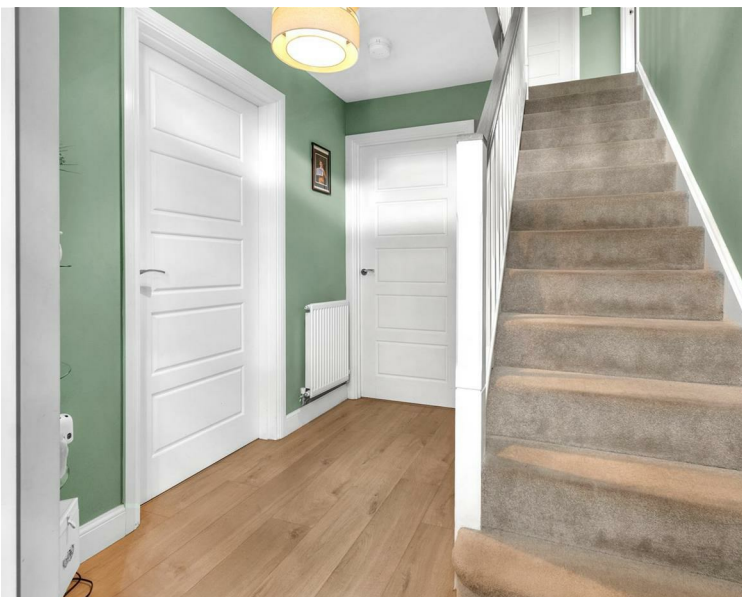
The rear garden is mainly laid to lawn, fully enclosed and has been landscaped to include a raised slate chipped patio terrace surrounded by timber veg boxes. Slate chipped pathway, patio, useful storage area to the side. Outside tap and power.

LOCATION - Boroughbridge lies approximately 12 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 9PA  
 COUNCIL TAX BAND - E  
 TENURE - Freehold (Communal Maintenance charge of £185 per year)  
 SERVICES - Mains water, Electricity, Drainage and Gas Central Heating

DIRECTIONS - From the town centre proceed north along New Row turning left on to Wetherby Road and then right into the Meadowfields development proceed to a T-junction turning right then first left, drive to a further T-junction where upon No 35 can be found on the left hand side.

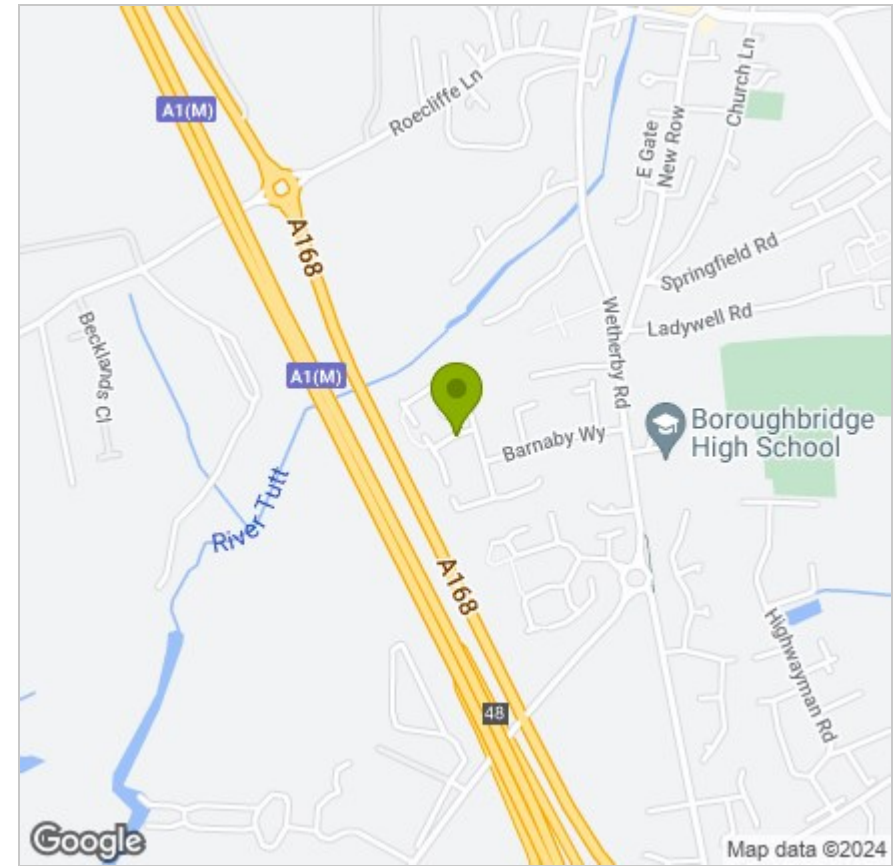
VIEWINGS - Strictly by prior appointment through the selling agents, Churchills of Easingwold.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.