



## Boroughbridge Road, York, YO26 5SE

- BEAUTIFULLY PRESENTED
- POPULAR LOCATION
- GARDEN
- EXTENDED
- ENSUITE
- MODERN KITCHEN

**£485,000**



# Boroughbridge Road, York, YO26 5SE

## DESCRIPTION

A beautifully presented, extended, four bedroom semi detached home in a popular residential location to the west of York.

Upon entering the property you have an entrance hall with stairs leading to the first floor and a ground floor W.C under the stairs.

There is a spacious, through lounge diner which is filled with light from a large bay window to the front elevation and patio doors to the rear. There are two fireplaces, one with attractive wood burning stove and all four alcoves benefit from fitted storage.

The extended, modern kitchen is found to the rear of the property and enjoys a range of base and wall units with central island and breakfast bar. There are integrated appliances, Belfast sink and space for a range style oven with extractor fan above. Sky lights and bi fold doors to the rear allow in plenty of natural light.

A door from the kitchen leads through to the integral garage.

To the first floor you have three bedrooms and the family bathroom with sink and vanity unit, W.C, free standing bath and separate shower cubicle.

The second floor has been converted to create a further double bedroom with ensuite shower room.

Externally there is a lawned front garden with driveway providing off street parking for multiple vehicles. To the rear is an enclosed garden, largely laid to lawn with a patio seating area, hedge borders providing privacy and some attractive raised beds.

Viewing of this property is highly recommended to truly appreciate all it has to offer.



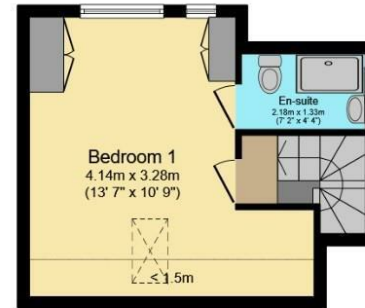




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 143.6 m<sup>2</sup> (1,546 sq.ft.) approx  
 Restricted height 3.3 m<sup>2</sup> (35 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Viewings**

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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 are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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