



## Fothergill Way, Boroughbridge, York, YO51 9UX

- Beautifully updated 4-bedroom detached home on a generous corner plot
- Stunning open plan breakfast kitchen with quartz worktops and integrated appliances
- Four well-proportioned bedrooms, including an en-suite and fitted wardrobes
- Ample off-street parking via long driveway plus single garage with power and light
- Early viewing highly recommended
- Spacious lounge with feature gas fire, marble hearth, and bespoke shutters
- Heated conservatory offers additional year-round living space
- Approx. 30-metre rear garden with raised deck, lawn, and timber shed
- Gas central heating, uPVC double glazing, and high-quality finishes throughout
- Council Tax Band E



**Guide Price £439,950**



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## DESCRIPTION

This immaculately presented 4-bedroom detached home sits on a generous corner plot, offering a fantastic family-friendly layout and a superb rear garden that's perfect for entertaining or relaxing.

From the moment you enter, the spacious hallway sets the tone with useful under-stairs storage and a welcoming feel. The front lounge is bright and cosy, featuring a gas fire with a marble hearth and bespoke shutters, creating a warm atmosphere for relaxing evenings.

The heart of the home is undoubtedly the open plan breakfast kitchen – a stylish and practical space with sleek quartz worktops, quality integrated appliances, and plenty of room for a dining table. French doors lead out to the garden, making it ideal for indoor-outdoor living. Just off the kitchen is a modern conservatory with heating, adding even more versatile living space year-round.

A converted garage now serves as a flexible family room or home office, while a downstairs cloakroom completes the ground floor.

Upstairs, there are four well-proportioned bedrooms. The main bedroom includes fitted wardrobes and a private en-suite with a walk-in shower. Bedroom two also features built-in storage, while bedrooms three and four overlook the garden. A stylish family bathroom with a double shower serves the remaining rooms.

Outside, the property boasts a long private driveway, garage, and a well-kept front lawn. The rear garden is a standout feature – approx. 30 metres long, mainly laid to lawn with a raised deck, perfect for BBQs and family gatherings. A timber shed is also included.

With gas central heating, UPVC double glazing, and high-quality finishes throughout, this is a move-in-ready home in a sought-after location. Early viewing is highly recommended.



EPC  
Energy rating C  
This property produces 4.6 tonnes of CO2

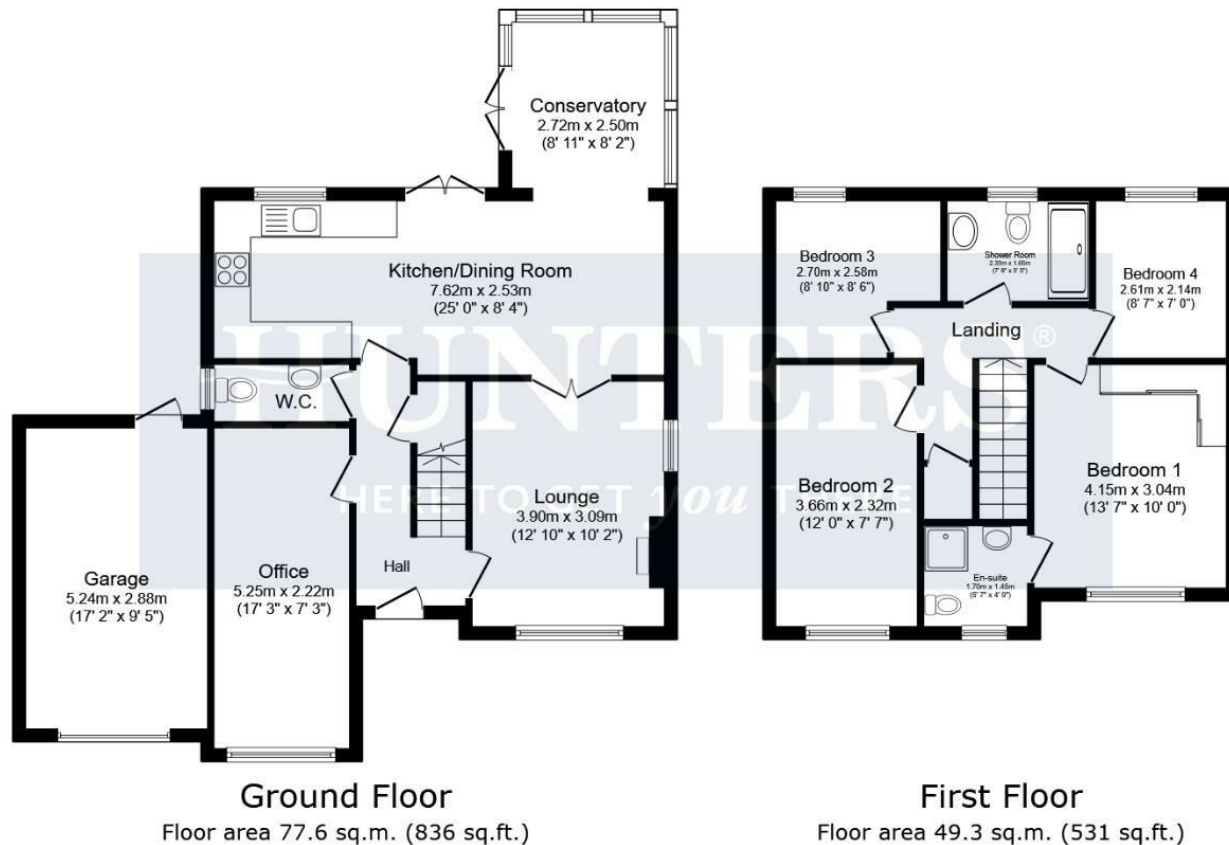
Material Information  
Tenure Type: Freehold  
Council Tax Banding: E







2, Fothergill Way, York, Boroughbridge, YO51 9UX, GB



Total floor area: 127.0 sq.m. (1,366 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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

### Viewings

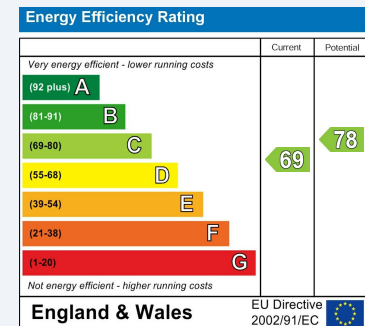
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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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