



## Fothergill Way, Boroughbridge Guide Price £380,000

A beautifully presented 4 bedroom detached property enjoying an enviable cul-de-sac position and featuring a reception hall with cloakroom/wc, spacious sitting room, stylish dining kitchen and conservatory, principal bedroom with fitted wardrobes and en-suite shower room plus 3 further bedrooms and a bathroom.

\*\*\* BRICK BUILT SINGLE GARAGE & DELIGHTFUL REAR GARDEN \*\*\*

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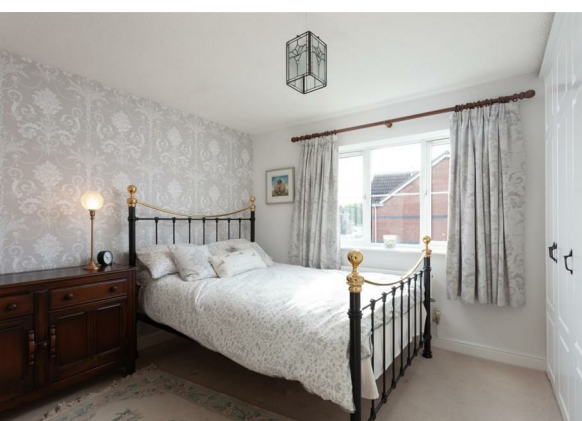
## Inside

A reception hall with elegant staircase and cloakroom/wc leads off into a spacious sitting room with a log effect living flame gas fire and a deep sill box bay window. The stylish 21'8" (6.60m) long dining kitchen was upgraded in 2021 to feature an impressive range of base and wall storage units (including a larder cupboard) complemented by quartz worktops, inset period style sink unit and integrated appliances to include a gas hob, fan assisted oven and grill and a washing machine. Double doors off the dining area lead into a double glazed conservatory with rear garden views and further double doors opening out into the rear garden.



The first floor landing leads off into a principal bedroom with fitted wardrobes and en-suite shower room, 3 further bedrooms and a bathroom with heated towel rail, airing cupboard and a shower over the bath.

Other internal features of note include gas fired radiator central heating (new boiler in 2021) and double glazing.



## Outside

The front garden is mainly laid to lawn and a driveway to the side provides parking and access into a brick built single garage with power and light connected.

The longer than average rear garden features an expansive paved seating area with a covered pergola, lawn, timber built shed and flower bed borders.

## Energy Efficiency

The property's current energy rating is D (65) and has the potential to be improved to an EPC rating of B (82).



## Services

We have been informed by the Vendor that all mains services are connected to the property.

## Tenure

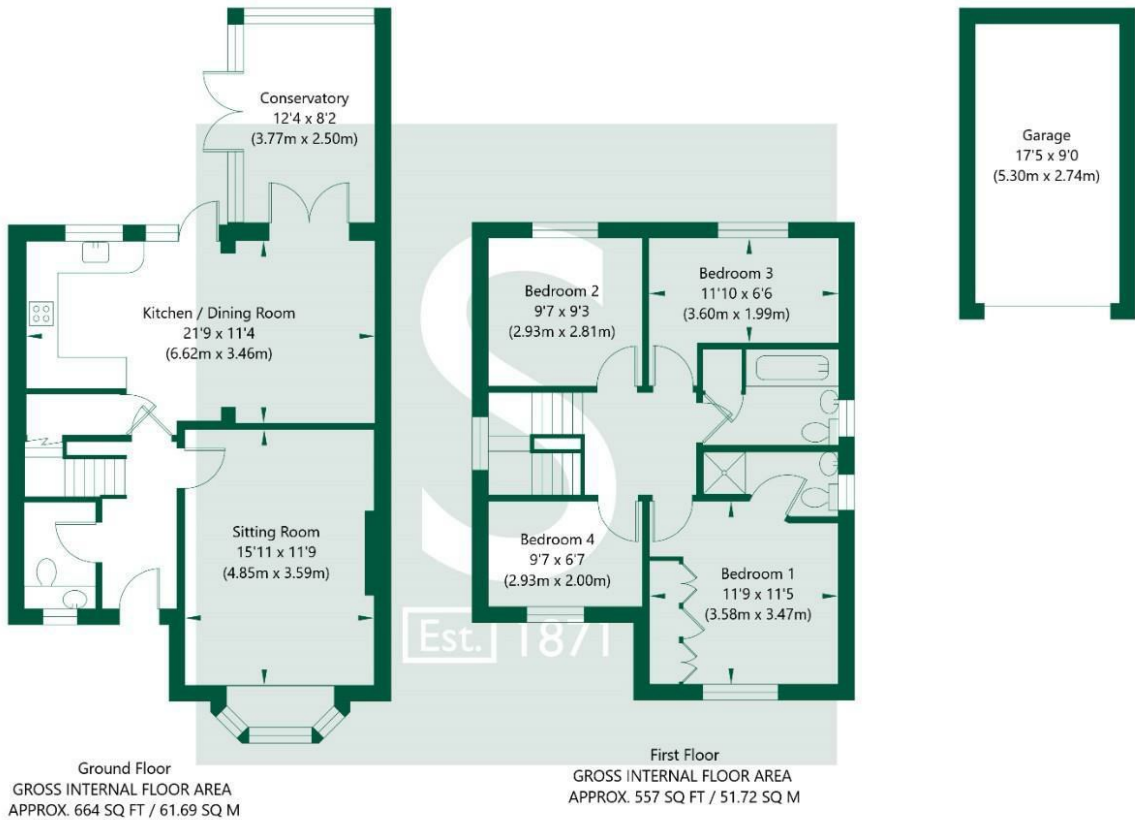
We have been informed by the Vendor that the property is freehold.

## Council Tax

This property is within North Yorkshire Council and the tax band is E.



Fothergill Way, Boroughbridge, York, YO51 9UX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1221 SQ FT / 113.41 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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