



## Hill View, Boroughbridge Guide Price £257,500

An exciting opportunity to cosmetically update and improve a 3 bedroom semi-detached bungalow located on the rural fringes of Boroughbridge. The living accommodation on offer includes a breakfast kitchen, spacious living room, 3 bedrooms and a shower room complemented by a detached garage and manageable gardens.

\*\*\* CUL-DE-SAC LOCATION \*\*\*

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### Inside

A double glazed entrance porch leads into a kitchen with space for a breakfast table featuring a range of base and wall storage units, integrated appliances (oven, hob and microwave) and an exciting opportunity to upgrade, replace and restyle to taste. The 17'0" long living room features a stone fireplace housing a coal effect gas fire and the inner hallway leads off into 2 double bedrooms (1 with fitted wardrobes and both with rear garden views), 1 single bedroom with double doors opening out into the rear garden and a shower room.



Other internal features of note include gas fired radiator central heating and double glazing.

### Outside

The front garden is mainly laid to lawn and a driveway to the side of the bungalow provides parking and access into a detached brick built single garage.

The rear garden is enclosed and has been landscaped to provide a generous paved seating area with maturing shrub borders.



### Energy Efficiency

The property's current energy rating is C (70) and has the potential to be improved to an EPC rating of B (86).

### Services

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

### Tenure

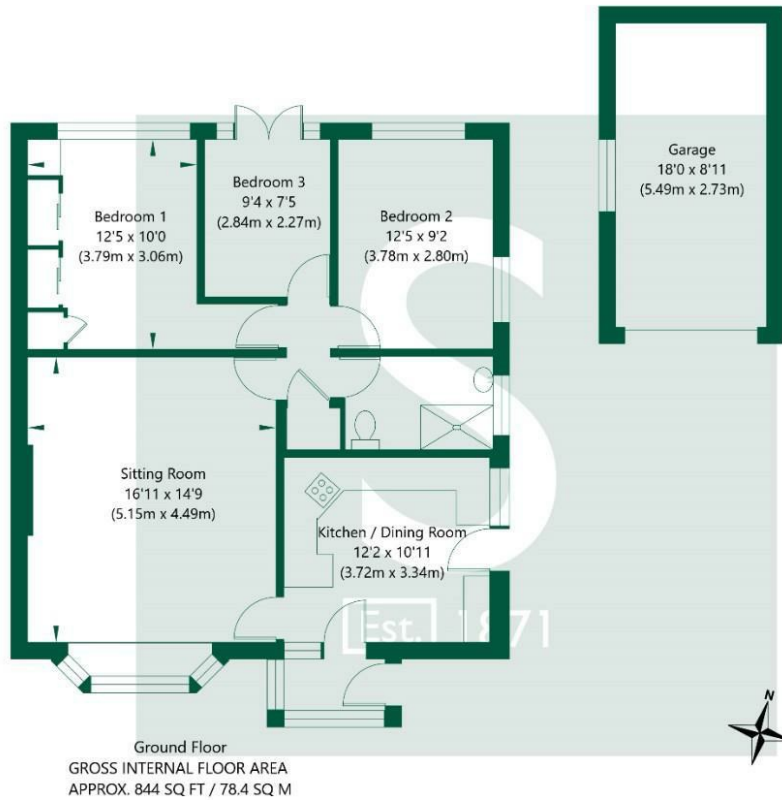
We have been informed by the Vendor that the property is freehold.

### Council Tax

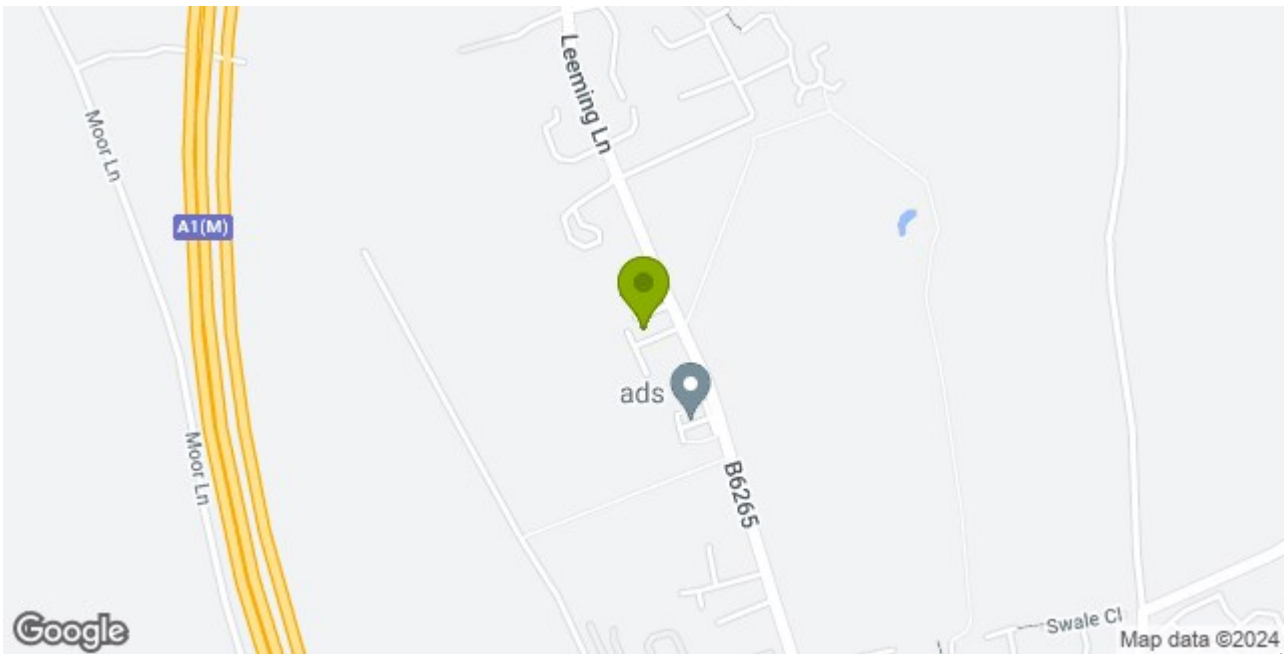
This property is within North Yorkshire Council and the tax band is C.



Hill View, Boroughbridge, YO51 9BE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 844 SQ FT / 78.4 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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