



Willow Grove, Boroughbridge Asking Price £265,000

*** NO ONWARD CHAIN ***

An exciting opportunity to purchase a stylish 3 bedroom semi-detached property built by Linden Homes in 2021 featuring impressive living space across 3 floors and a fabulous principal bedroom with en-suite shower room.

The option to buy a 50% share of this property (subject to meeting the required Eligible Occupier criteria) is also available, please enquire for more information.



Inside

A reception hall with cloakroom/wc and additional storage cupboard leads off into a sitting room with a feature fireplace and double doors opening out into the rear garden. The fabulous 15'0" (4.56m) long dining kitchen features a range of base and wall storage cupboards, stainless steel sink and drainer unit, integrated gas hob and fan assisted oven plus freestanding appliance space.



The first floor landing leads off into one double bedroom, one single bedroom and a house bathroom with wc, wash basin and a bath with mixer tap shower attachment.

The second floor features an impressive principal bedroom with a stylish en-suite shower room.

Other internal features of note include gas fired radiator central heating, double glazing and the residue of a 10 year structural warranty.

Outside

To the front, there is a footpath that leads to a large communal area with glimpses of the river. The enclosed rear south facing garden, has been landscaped to feature a low maintenance artificial lawn, and both decked and paved seating areas. Beyond the garden is a single width, tandem length parking space.



Energy Efficiency

The property's current energy rating is B (83) and has the potential to be improved to an EPC rating of A (95).

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. But should the new buyer purchase 50% of the property then it will be leasehold with the residue of a 125 year lease.

Council Tax

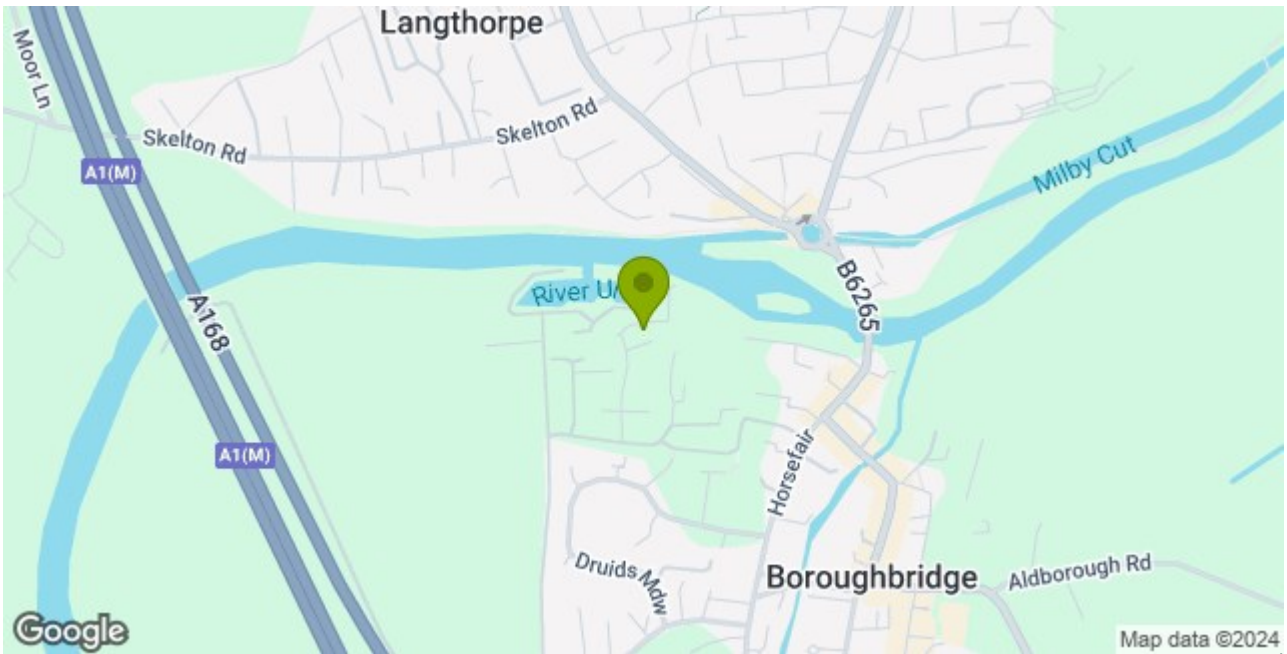
This property is within North Yorkshire Council and the tax band is D.



Willow Grove, Boroughbridge, York, YO51 9FX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 873 SQ FT / 81.12 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

