



## The Ridings, Boroughbridge Guide Price £275,000

\*\*\*\* MASTER BEDROOM SUITE \*\*\*\*

A well presented semi-detached house occupying a choice corner plot position within the much sought after Ridings Development which offers quick and easy access to both the A1 motorway as well the centre of town.

The property offers further scope for expansion and improvement and is certain to be of interest to both young and mature families alike.





## Accommodation

Internally, the property is entered through a composite front door into a reception hall with single radiator and staircase leading to the first floor accommodation.

The principal reception room is a spacious through lounge with dining area which creates the ideal family environment.

There is a bay window to the rear elevation with uPVC framed double glazed casements in addition to 2 separate radiators, a built-in under stairs storage cupboard and television aerial point.

The property's kitchen is located at the rear of the house having Shaker style range of built-in base units to 3 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks. Included within the sale is a Logic electric oven with 4 point gas hob unit and extractor fan.

The kitchen provides plumbing for a washing machine and dishwasher as well as space for a freestanding fridge freezer unit. There is integral garage access, a single radiator and double glazed rear entrance door.

The first floor landing has a built-in linen cupboard which houses the Baxi gas fired central heating boiler.

The master bedroom is positioned at the front of the house being a spacious double with single radiator, walk through dressing area with twin wardrobes, and an ensuite shower room. The shower room includes a low flush w/c, pedestal wash hand basin and walk-in shower cubicle with full height tiled splashbacks. In addition, there is a radiator, loft hatch and shaving socket.

The property enjoys 2 further bedrooms, both generous in size, and each with radiators and double glazed casement windows.

The internal accommodation is completed by a house bathroom with a low flush w/c, pedestal wash hand basin and inset panelled bath with tiled splashbacks and wall mounted shower attachment. In addition, there is a radiator and shower socket.

## To the Outside

The property is accessed directly off The Ridings onto a front driveway which provides off street parking and in turn accesses the integral garage which has an up and over garage door and is equipped with electric light and power.

The property enjoys a corner plot position offering a lawned front garden with adjoining flagged pathway in addition to covered storm porch to the front elevation.

A lockable gate gives access down the side of the property through into the rear garden beyond.

The property's rear garden is private in nature and features a raised and decked patio with ample space for garden furniture, ideal for outside entertaining.

The remainder of the garden is laid to lawn having an herbaceous side border and a wood chipped children's play area.

The rear garden is fully enclosed to all sides by fenced and tree lined boundaries being both child and dog friendly. An outside water tap is positioned off the rear elevation.

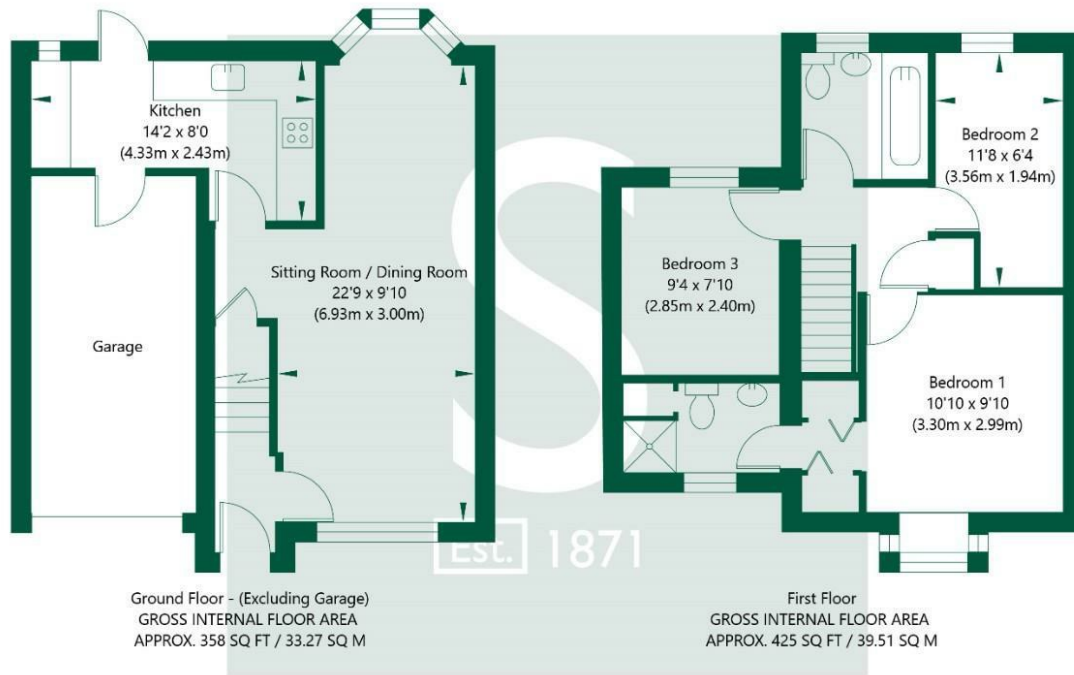
The property benefits from both gas fired central heating and double glazing throughout and an early inspection is strongly recommended.

## Energy Efficiency

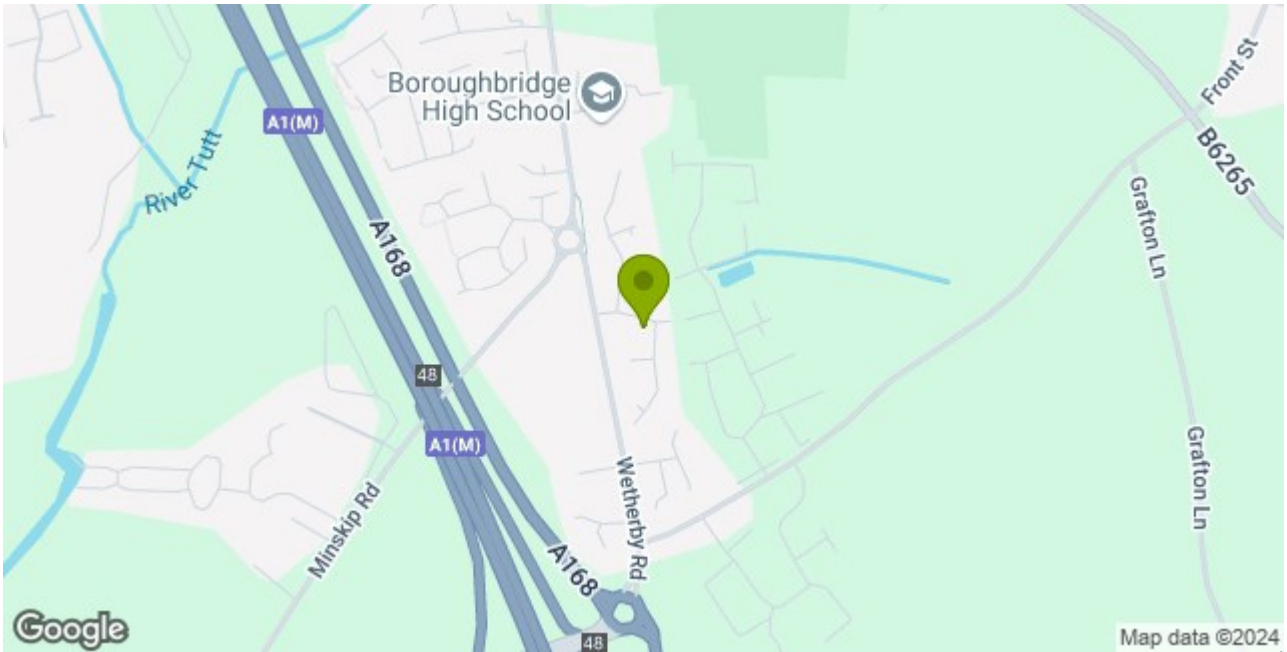
The property's current energy rating is D (61) and has the potential to be improved to an EPC rating of B (85).



The Ridings, Boroughbridge, York, YO51 9PD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 783 SQ FT / 72.78 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
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- 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

