



Druids Meadow, Boroughbridge Guide Price £325,000

**** NO ONWARD CHAIN ****

A skillfully extended semi detached bungalow positioned within one of Boroughbridge's most highly regarded developments, benefiting from flexible and well maintained accommodation with single garage, and being offered with vacant possession.



Accommodation

An ideal opportunity for young couples and retirees to acquire this spacious 2 bedroom semi-detached bungalow which is being offered for sale with no onward chain.

Internally, the property is entered via a uPVC framed double glazed front door into an entrance hall which has a single radiator, loft hatch and built-in cupboard.

The living room is positioned at the rear of the house forming part of the property's skillful extension, and includes a double radiator, television aerial point and uPVC framed double glazed rear entrance door that leads out onto the garden beyond.



Located centrally within the property is the kitchen which has a 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 cupboards with ceramic tiled splashbacks. Included within the kitchen is a built-in Blomberg electric oven with separate 4 point gas hob unit and extractor fan. There is a Bosch automatic washing machine and Liebherr fridge unit. The kitchen houses the Viessmann gas fired central heating boiler and has a double radiator.



To the front of the house is a spacious double bedroom which could easily be used as a dining room or visa versa. The room features a living flame coal effect gas fire set on a marble hearth with matching surround. There is a bay window to the front with uPVC framed double glazed casements in addition to a double radiator.

The property features 2 further generous bedrooms. Both which have radiators and a rear bedroom including a double fronted built-in wardrobe.

The internal accommodation is completed by a house bathroom which has a low flush w/c and wash hand basin set within a vanity surround. There is a walk-in shower cubicle with full height panelled splashback. The bathroom also includes a radiator, mounted towel rail, vinyl flooring and built-in linen cupboard.



To The Outside

The property is accessed directly off Druids Meadow onto a front and side driveway which provides off street parking for multiple vehicles. The driveway in turn gives access to the single garage which is of brick and tiled construction having a remote activated up and over garage door, light and power.

The property's front garden is rectangular in nature being laid to lawn with surrounding slate chip borders. An outside water tap is located on the side elevation and a lockable garden gate is accessed through to the rear garden beyond.

Adjoining the rear elevation is a flagged patio which provides ample space for garden furniture. The patio steps up onto a gravelled lawn beyond with surrounding herbaceous and slate chipped borders. The rear garden is fully enclosed to all sides by walled and fenced boundaries.

Energy Efficiency

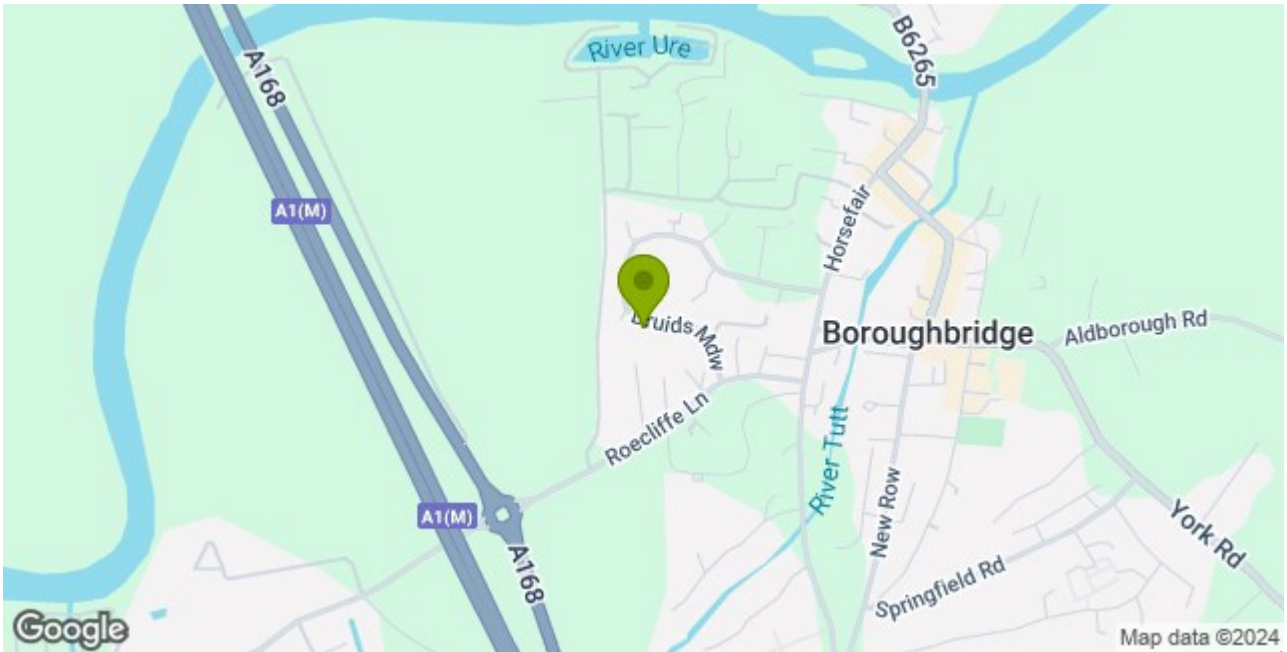
The property's current energy rating is D (66) and has the potential to be improved to an EPC rating of B (83).



Druids Meadow, Boroughbridge, York, YO51 9NP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 742 SQ FT / 68.92 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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