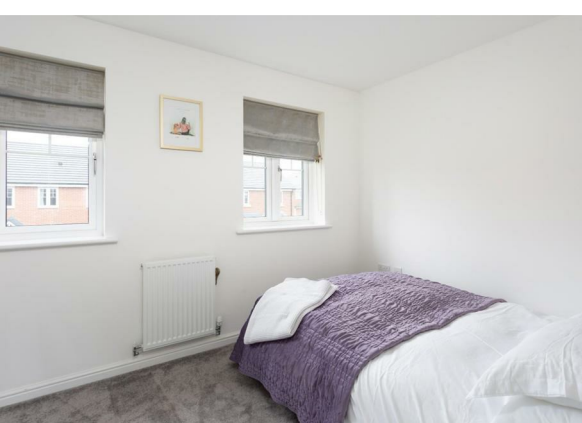




## Dere Way, Boroughbridge Asking Price £225,000

\*\*\* OPEN PLAN LIVING SPACE \*\*\*

An excellent opportunity for first time buyers to acquire this immaculately presented 2 bedroom semi-detached house, enjoying a delightful landscaped rear garden, and off road parking.



## Accommodation

The property is entered via a composite door into a reception hall with patterned tiled flooring and a useful utility cupboard housing a fitted open reach WiFi box, plumbing for a washing machine and dryer, and the gas boiler. Also off the reception hall is the generous down stairs cloakroom/wc with low flush wc, a standing wash hand basin, and a double glazed uPVC window.

Leading from the reception hall is the stunning open plan kitchen/living room with laminate wooden flooring throughout, and uPVC double glazed windows and doors with fitted blinds leading out to the rear garden beyond. The generous lounge area includes two pendant lamps hanging from the ceiling, two radiators, and a television aerial point.

The kitchen offers a range of matching high and low level storage cupboards with an integrated Zanussi oven and freestanding appliance space. The laminate worktops are of a crushed stone style and include a fitted stainless steel sink and dish drainer, and a fitted four ring Zanussi gas hob. The peninsula island includes fitted shelving, and it has been skillfully extended using reclaimed wood to provide an artistic and useful breakfast bar.

The staircase leads up from the kitchen to a landing with loft hatch access to a partially boarded loft, and to the spacious principal bedroom located to the rear of the property which includes plenty of freestanding wardrobe space, radiator, television aerial point, and uPVC double glazed windows out to the rear aspect.

Bedroom 2 is positioned at the front of the property and features an alcove for a dressing table or desk, built in above stairs storage cupboard, and includes a single radiator and two double glazed uPVC windows.

The house bathroom features a low flush wc, standing wash hand basin with partial tiled splash back, and a shower over the bath with ceramic tiled splash backs to three sides with a glass shower screen. The bathroom includes a single radiator and fitted ceiling down lighters.

## To The Outside

At the front of the property is a single car tarmac drive leading up to the herbaceous boundary separating the home and the drive. Adjacent to the drive is a barked area with bushes to one side, the current owners have used hard standing beneath this bark to allow for an additional vehicle to be parked in front of the property and off the road. To the right of the property is a stone flagged path leading to the rear of the property through a timber gate.

The rear garden has been landscaped and benefits from a stone flagged patio, a gravel area, and a lawned area surrounded by shrubbery with bark mulch, and a raised plant bed made from reclaimed wood.

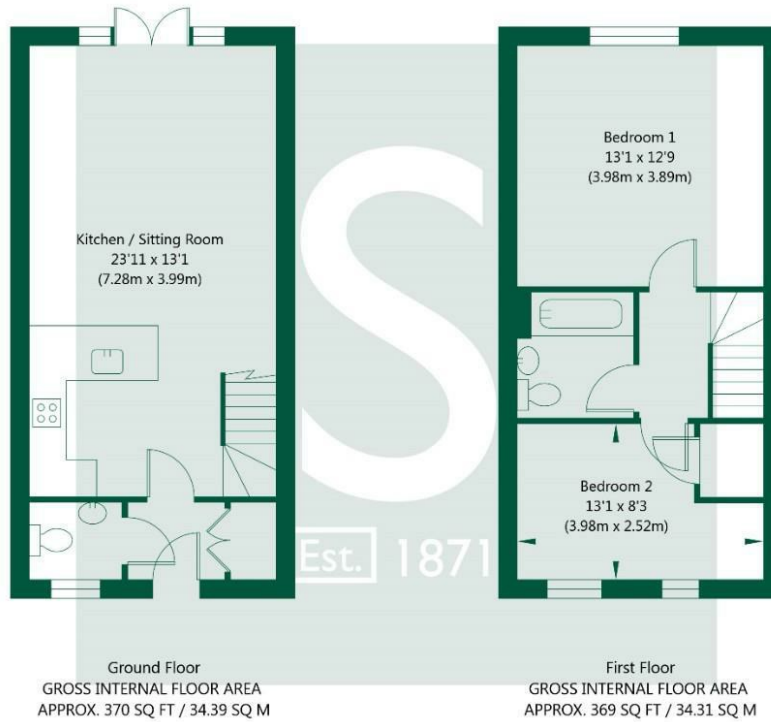
## Energy Efficiency

The property's current energy rating is B (83) and has the potential to be improved to an EPC rating of A (96).

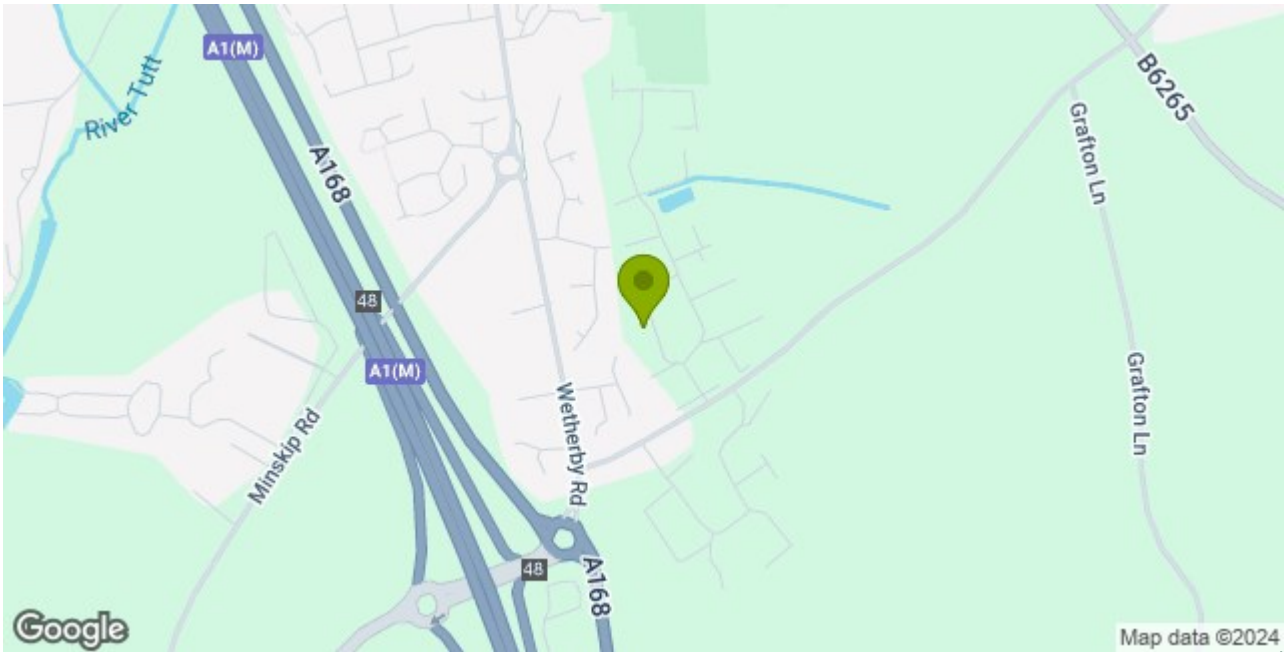
## Agent Note

Please note that this property can also be available to purchase from as little as a 40% share for £90,000. Please contact us should you like more information regarding this option.

Dere Way, Boroughbridge, York, YO51 9RH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 739 SQ FT / 68.7 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Associates**

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