



## Stump Cross, Boroughbridge, York Asking Price £225,000

\*\*\*\* RENOVATION PROJECT & STRUCTURAL REPAIR \*\*\*\*

A traditional semi detached house requiring modernisation and upgrading, with huge potential for expansion and improvement. the property includes a single garage and is being offered for sale with no onward chain.





## Accommodation

An ideal opportunity for DIY enthusiasts and property investors to acquire this traditional semi-detached house which is being offered for sale with both vacant possession and no-onward chain.

The property is entered via a uPVC framed double glazed front door into an entrance hall with staircase leading to the first floor and a radiator.

There is a downstairs cloakroom which has a low flush WC and bracketed wash hand basin with tiled splashbacks. The property's dining room is located at the front of the house having a fitted gas fire in addition to a radiator and bay window to the front elevation with uPVC framed double glazed casements.

The living room is at the rear house having a further fitted gas fire in addition to double fronted display cupboards, television aerial point and sliding patio door which leads through into the rear conservatory beyond. The conservatory is of uPVC construction with double radiator and side entrance door.

The property's kitchen currently has a built-in range of base units to 2 sides with laminated worktops and inset stainless steel sink unit. There is a matching range of high level storage cupboards with tiled splashbacks. Included within the kitchen is a built-in electric oven with separate 4 point gas hob unit. There is plumbing for a washing machine in addition to an integrated fridge freezer unit. The kitchen houses the Vaillant gas fired central heating boiler, and a uPVC framed double glazed side entrance door which leads out onto the driveway and gardens beyond.

The property has 3 bedrooms the largest of which is located at the rear and has a bank of built-in wardrobes with central dressing table.

Bedroom 2 has a further bank of built-in wardrobes with overhead storage cupboards and central dressing table.

Bedroom 3 is a single room, and all 3 bedrooms benefit from radiators.

Finally, there is a house bathroom which has a low flush WC, pedestal wash hand basin and inset cast iron bath with shower attachment and full height tiled surround. The bathroom houses the built-in linen cupboard and has a double radiator.

## To The Outside

The property is accessed directly off Stump Cross onto a front and side driveway which continues through to the rear of the property providing off street parking for numerous motor vehicles. The driveway in turn gives access to a detached single garage with up and over garage doors.

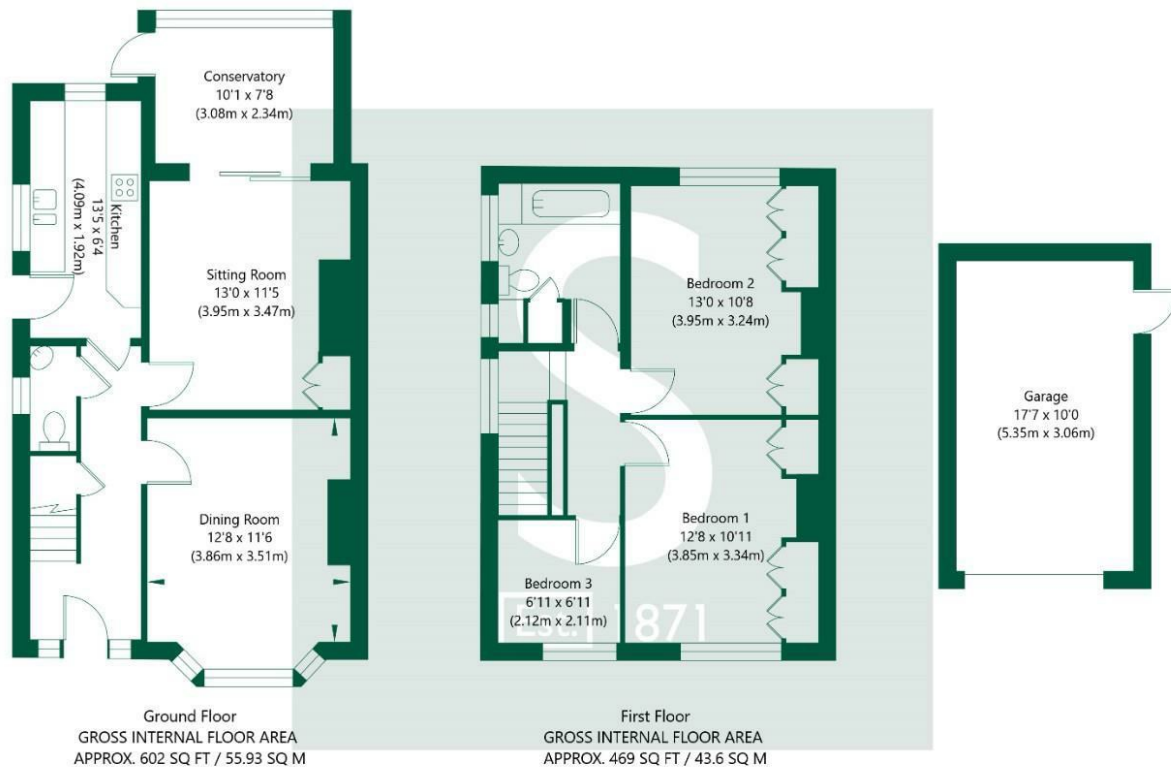
The property's front garden is laid to gravel providing a turning bay with adjoining herbaceous borders, in addition to hedged and fenced boundaries.

The property's rear garden is rectangular in nature being laid to lawn with herbaceous borders and hedged boundaries.

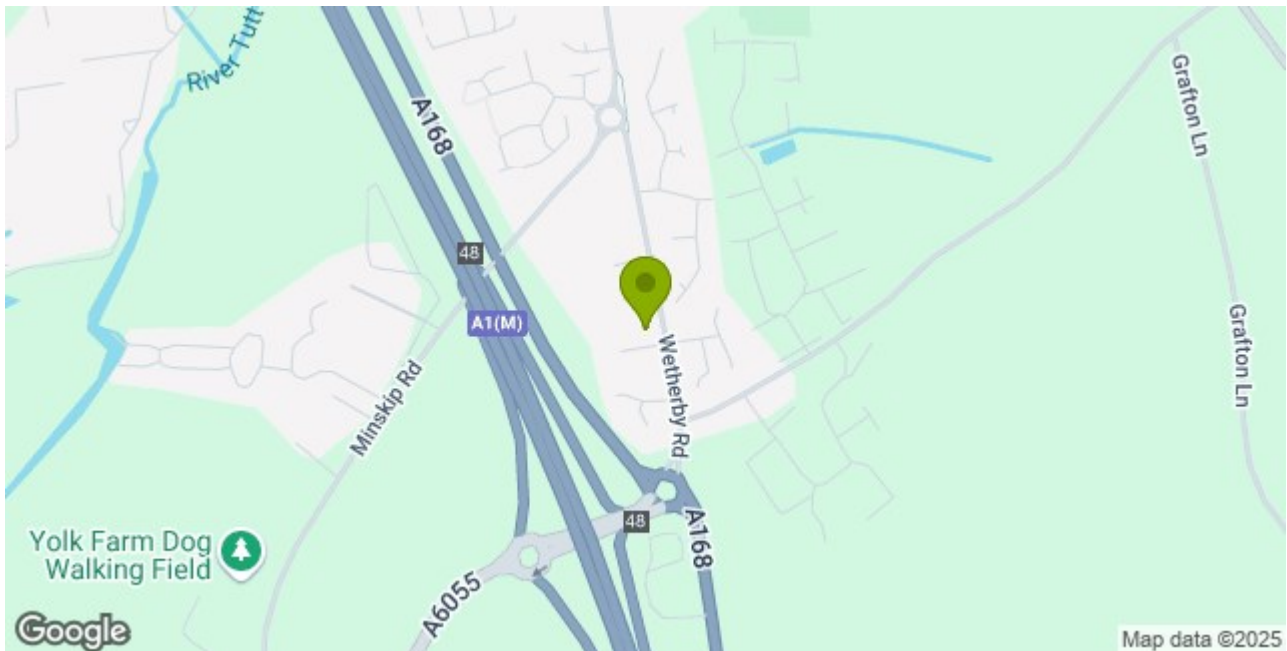
## Energy Efficiency

The property's current energy rating is D (63) and has the potential to be improved to an EPC rating of B (82).

## Stump Cross, Boroughbridge, YO51 9HU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1071 SQ FT / 99.53 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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