



## St. James Meadow, Boroughbridge Asking Price £230,000

\*\*\*\* PRIVATE GARDEN \*\*\*\*

Tucked away on St James Meadow cul-de-sac, this property offers a prospective purchaser two bedrooms, refitted house bathroom, refitted kitchen/dining room, private enclosed rear garden, and a spacious drive to the front.



## Accommodation

The property is entered via a composite door with patterned double glazed panels into an entrance hall with tiled flooring and an alcove suitable for a coat rack.

Immediately from the entrance hall is the sitting room with staircase leading off. The sitting room includes a feature gas fire place, under stairs storage cupboard, television aerial point, and timber framed double glazed windows.

The kitchen/dining room has been refitted to offer a range of matching high and low level storage cupboards with inset sink and dish drainer, Samsung electric hob, pull out extractor canopy and an integrated Smeg oven. Freestanding appliance space for a fridge/freezer and plumbing for a washing machine and tiled flooring. In addition, the kitchen/dining room includes the Worcester gas boiler, single radiator, and both double glazed windows and French doors out to the garden beyond.

The first floor landing includes a loft hatch which accesses the partially boarded loft with power and light.



Positioned to the front of the property is the principal bedroom which features an alcove suitable for a dressing table, plenty of freestanding wardrobe space, and an airing cupboard. Included in the bedroom is a single radiator and two double glazed windows.

Bedroom two is positioned at the back of the property and is currently used by our clients as a home office, it includes a single radiator and double glazed windows overlooking the garden.



Finally, there is a house bathroom which has been refitted to provide a modern finish which features a shower over bath, full height grey ceramic tiled splashbacks to three sides, a low flush WC, cupboard with wash hand basin and a wall mounted heated towel rail.

## To The Outside

The property is accessed off St James Meadow via a shared access drive onto a gravelled private driveway which sweeps round to the side of the property and offers space for numerous vehicles. There is also a lawned area and timber built shed, plant bed and tree adjacent, a flagged patio path leads to the front door.



To the end of the driveway is a timber fence and gate leading into the rear garden via the south facing seating area. The rear garden is predominantly laid to lawn and enclosed to all sides. The garden features a pond surrounded by a small rockery and there is a variety of plant beds with both flora and shrubbery.

## Energy Efficiency

The property's current energy rating is D (68) and has the potential to be improved to an EPC rating of B (86).

## Additional Information

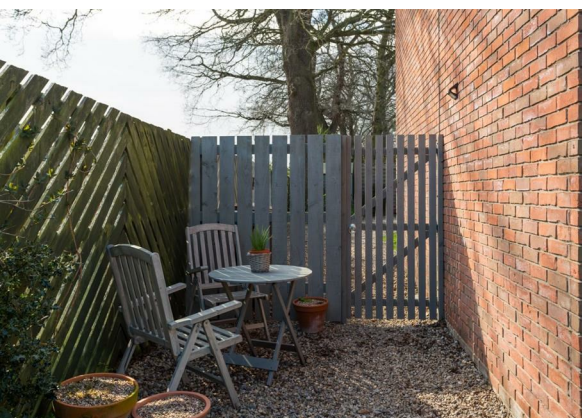
Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

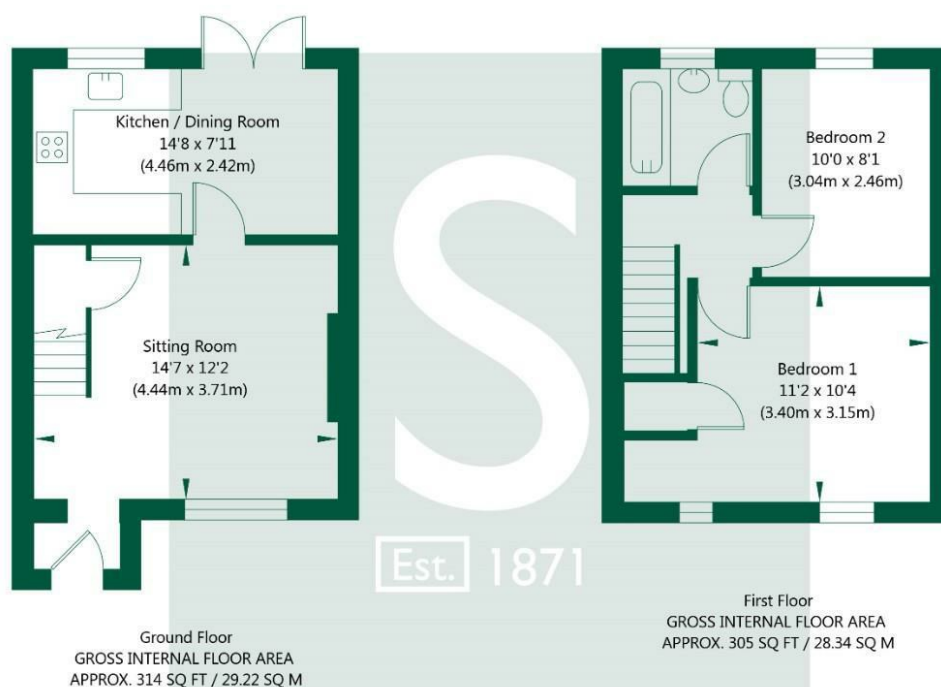
Council Tax: B - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

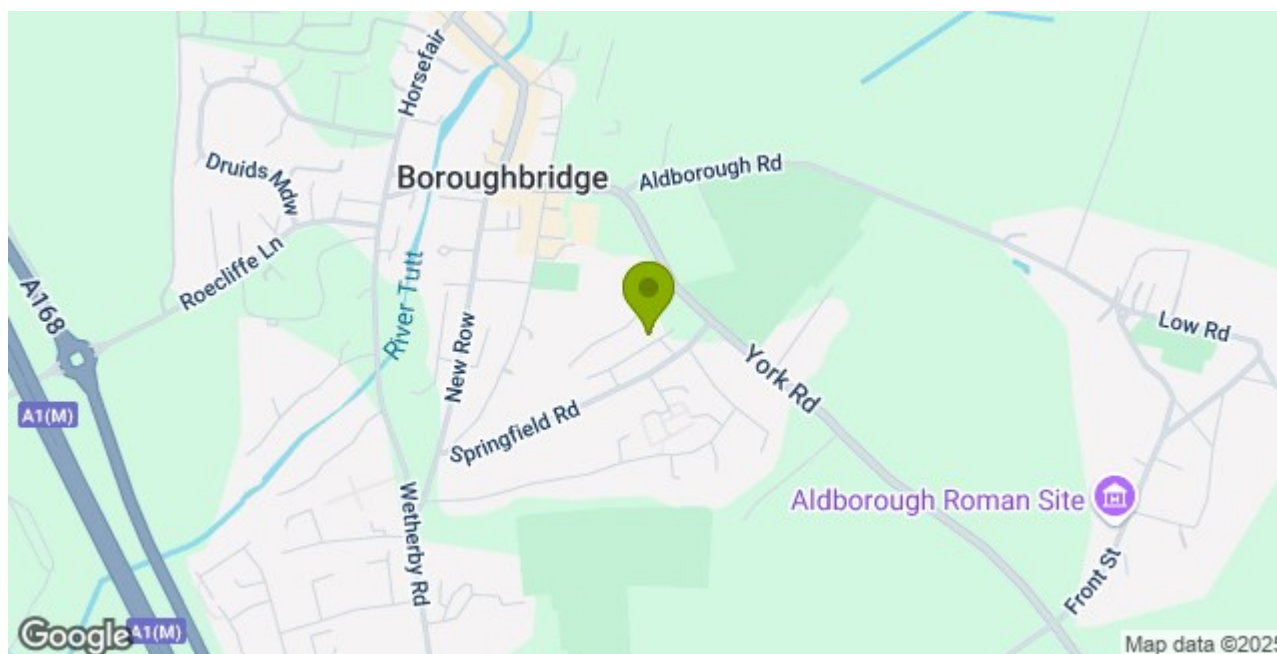


\*Download speeds vary by broadband providers so please check with them before purchasing.

# St James Meadow, Boroughbridge, YO51 9NW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 619 SQ FT / 57.56 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2025



## 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

