



## Druids Meadow, Boroughbridge Guide Price £325,000

\*\*\* EXTENDED DETACHED BUNGALOW \*\*\*

A wonderfully maintained detached bungalow which has been thoughtfully extended to create an ensuite shower room off the main bedroom. The property is positioned within this highly sought-after location within walking distance to local amenities and is available for sale with no forward chain.



## Accommodation

The property is entered via a uPVC double glazed door leading into the central hallway which includes a useful storage cupboard.

The sitting room is located off the central hallway and spacious in size with a large uPVC window to the front elevation and a gas fireplace with marble hearth and timber surround which acts as the focal point of the room.

The kitchen is located towards the rear of the property and includes a combination of base and wall storage units with laminate preparation surfaces incorporating a 1 & a 1/2 stainless steel sink with draining space. There are a number of integrated appliances including electric oven/grill with extractor fan over and four ring electric hob. There is also space for a fridge/freezer, washing machine and microwave as well as a freestanding dining table. The kitchen has sliding doors to the rear elevation leading out into the garden and has an access door leading out to the property's conservatory which has a tiled flooring and enjoys pleasant views of the rear garden.

The property has two well-proportioned bedrooms both of which have fitted wardrobes. Bedroom one is a spacious double and has a fully tiled ensuite shower room which includes a walk-in shower cubicle, low flush WC, wash hand basin with mixer tap and heated towel rail.

The house bathroom has tiled walls and includes a large walk-in shower cubicle, low flush WC and wash hand basin with mixer tap.

## To The Outside

To the outside the property sits on a private plot with a well-kept rear garden which includes a stone flagged patio area immediately to the rear of the property that leads onto a lawned area with mature borders. The property also has ample off-street parking and its own brick-built garage with power and lighting within.

There is a further low maintenance garden to the front of the property and a well-stocked side garden to the right-hand side of the garage.

The property is available for sale with no forward chain and vacant possession and it is therefore, as agents, that we strongly recommend an internal inspection.

## Energy Efficiency

The property's current energy rating is C (70) and has the potential to be improved to an EPC rating of C (78).

## Additional Information

Tenure: Freehold

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

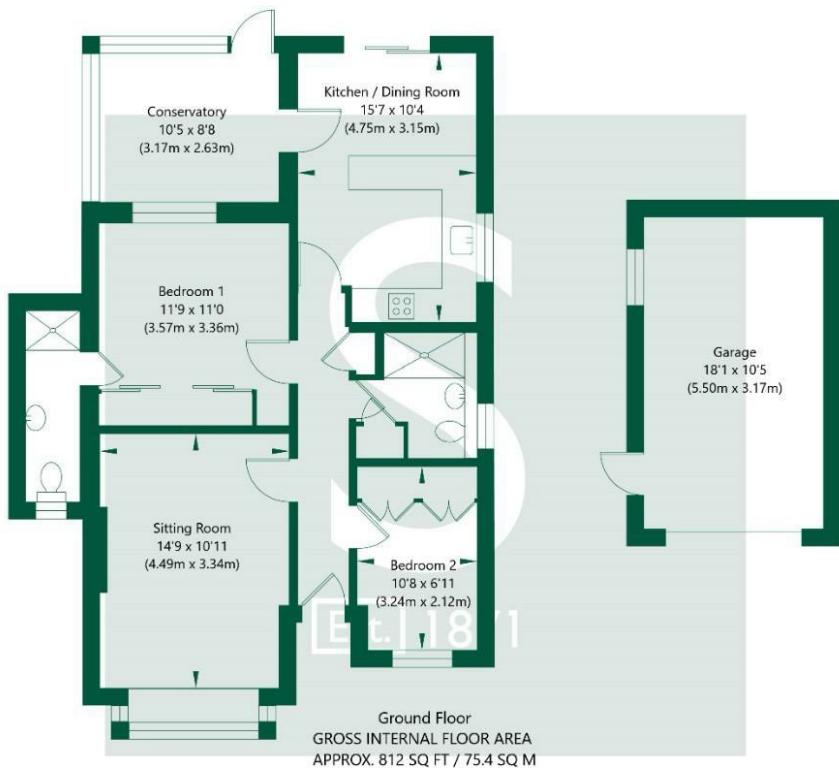
Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: D - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

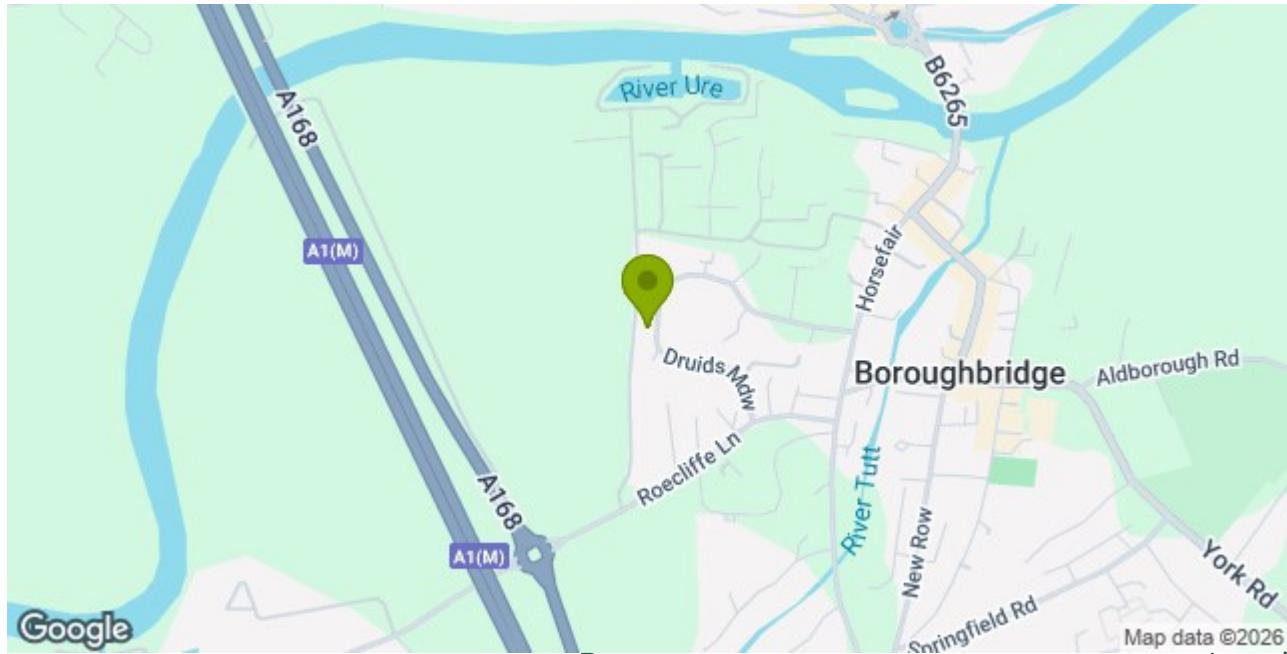
\*Download speeds vary by broadband providers so please check with them before purchasing.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 812 SQ FT / 75.4 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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