



Boroughbridge Road, York YO26 5ST

welcome to

Boroughbridge Road, York

A traditional semi detached home set to the west of York in a most popular area which is a short walk from a wealth of local amenities, as well as being close to the city centre and well placed for access to commuter links.



Entrance Porch

The entry porch a radiator and beautiful stained glass windows.

Entrance Hall

A welcoming entrance hall with an understairs storage cupboard and hard wood flooring.

Cloakroom

An understairs cloakroom with a w.c and a wash hand basin.

Lounge

12' 4" into bay x 11' 5" (3.76m into bay x 3.48m)

An inviting lounge with carpeted floors, a gas fire, a tv point and a bay window to the front of the home which has beautiful stained glass within.

Dining Room

11' 5" max x 12' 5" max (3.48m max x 3.78m max)

The dining room has wood flooring, a radiator, a gas fire and a door to the rear garden.

Kitchen

A modern fitted kitchen with Vinyl flooring, wall/base units, an integrated oven, a gas hob, an extractor hood, plumbing for a washing machine, the boiler, a window to the rear and a door to the rear of the home.

Landing

A carpeted landing with a window to the side.

Bedroom One

12' 5" x 11' 5" (3.78m x 3.48m)

The first double bedroom has carpeted floors, a radiator and a window to the rear of the home.

Bedroom Two

11' 5" + bay x 12' 4" (3.48m + bay x 3.76m)

The second double bedroom has wood flooring, a radiator and a bay window to the front of the home.

Bedroom Three

7' 8" x 8' 10" (2.34m x 2.69m)

The third bedroom is a single size with carpeted floors, a radiator and a window to the front of the home.

Bathroom

The family bathroom has tiled flooring with underfloor heating, a free standing bath tub, a walk in shower with a rainfall shower head, a towel radiator and the loft access.

Exterior

The front of the home has a gravel driveway, able to fit three vehicles, brick wall to surround and mature trees. Around to the rear there is a great size, lawn garden with fence to surround, a patio seating area and a storage shed.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Boroughbridge Road, York

- A SUPERB THREE BEDROOM HOME
- BAY FRONTED TRADITIONAL PROPERTY
- A GREAT SIZE, SOUTH FACING GARDEN
- CHARMING ORIGINAL FEATURES THROUGHOUT
- NEWLY FITTED, FOUR PIECE BATHROOM

Tenure: Freehold EPC Rating: D

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108783 - 0006

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