



**Boroughbridge Road, York YO26 6AY**



**welcome to**

**Boroughbridge Road, York**

A traditional bay fronted, semi-detached home located in a popular area to the north west of the city centre. The four bedroom spacious family home extends to approximately 1360 sq. ft. of versatile living space. Retaining much of its original charm & character this is a property not to be missed.



### Entrance Hall

A spacious entrance hall with a stunning entrance door, set within a glass arch with stained glass, Victorian wood paneling to the walls, carpeted floors, a radiator and the stairs up to the first floor.

### Lounge

15' 7" into bay x 12' 10" max ( 4.75m into bay x 3.91m max )

A bay fronted lounge with carpeted floors, a feature fireplace, a radiator and a frosted glass archway to the dining room.

### Dining Room

16' 7" into recess x 13' max ( 5.05m into recess x 3.96m max )

An inviting dining room with carpeted floors, a radiator, a feature fireplace and French doors on to the rear garden.

### Kitchen

12' 7" into recess x 7' 9" ( 3.84m into recess x 2.36m )

A fitted kitchen with tiled flooring, wood wall/base units, a gas hob, a window to the rear and a door to the cloakroom.

### Cloakroom

A ground floor cloakroom with a w.c and a wash hand basin.

### Landing

A carpeted landing with the loft access, a window to the side, unique wood banisters and wood paneling to the walls.

### Bedroom One

15' 4" into bay x 11' 9" ( 4.67m into bay x 3.58m )

The first double bedroom has carpeted floors, a bay window to the front of the home, two built in wardrobes, a radiator and a ceiling fan.

### Bedroom Two

11' 9" x 13' 5" ( 3.58m x 4.09m )

The second double bedroom has carpeted floors, a window to the rear of the home, two Coxwold fitted wardrobes, dressing table, bedside table and dresser.

### Bedroom Three

11' 6" x 11' 10" ( 3.51m x 3.61m )

The third double bedroom has carpeted floors, a window to the front, two windows to the rear, a radiator and a wash basin.

### Bedroom Four

9' 10" not into bay x 7' 9" ( 3.00m not into bay x 2.36m )

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

### Bathroom

The family bathroom has a w.c, a wash hand basin set within a unit, a bath tub, a shower cubicle, a towel radiator and two windows to the rear.

### Garage

20' 8" x 8' 6" ( 6.30m x 2.59m )

An integral garage with wooden double doors to the front, plumbing for a utility space and a window to the rear. The internal passageway that connects the house to the garage also has a door to the front of the home and a door to the rear.

### Exterior

The front of the home offers a iron gated entrance to the driveway providing ample off street parking, mature raised flower beds and the integral garage. Around to the rear, there is a fantastic size, south west facing garden with mature shrubs/trees, and a spacious, paved patio area. The gardens are immaculately presented, a perfect place to relax in the summer months.



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.localagent.com](http://www.localagent.com)



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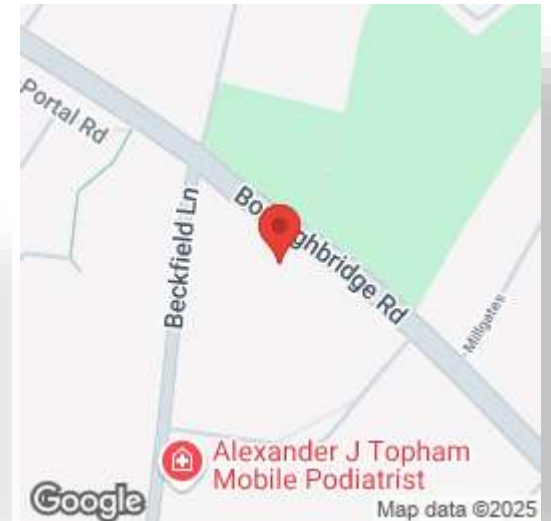
welcome to

## Boroughbridge Road, York

- A SUBSTANTIAL FOUR BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- ORIGINAL, CHARACTERFUL FEATURES THROUGHOUT
- SUPERB REAR GARDENS
- SOUGHT AFTER LOCATION, NORTH WEST OF THE CITY CENTRE

Tenure: Freehold EPC Rating: C

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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