



# The Annex Boroughbridge Road

, York, YO26 6AN

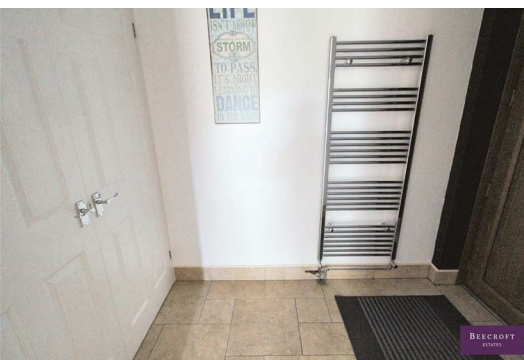
£350,000



Immaculately Presented Two Bedroom Detached Home in a Popular York Village

Welcome to your dream home! This impeccably presented two-bedroom detached property is nestled in a charming village near York, offering both tranquility and convenience. Perfect for those seeking a stylish and comfortable living space, this home has been meticulously designed with exceptional attention to detail. Ideally placed for accessing local amenities, the city centre and further afield via the ring road.

THIS IS A MUST VIEW !



## GROUND FLOOR

### ENTRANCE HALL

Having tiled flooring, storage and heated towel rail.

### BREAKFAST KITCHEN

An expanse range of wall and base units, work surfaces over which incorporates the sink unit with mixer tap, integrated oven, hob and extractor, a continuation of the tiled flooring, double glazed window and doors lead to the rear garden.

### LOUNGE

This fantastic reception room is of great size, immaculately presented and provides sliding door which leads to sun room, three radiators and stairs which rise to the first floor landing.

### SUN ROOM/BEDROOM TWO

A great space which looks out over the garden area, having two sliding doors leading to the garden and a radiator.

## FIRST FLOOR

### BEDROOM ONE

A further delightful space which has a Skylight window, radiator and access to eaves storage space.

### WALK-IN WARDROBE/LAUNDRY ROOM

Ideal storage space with hanging rails and space for washer/dryer.

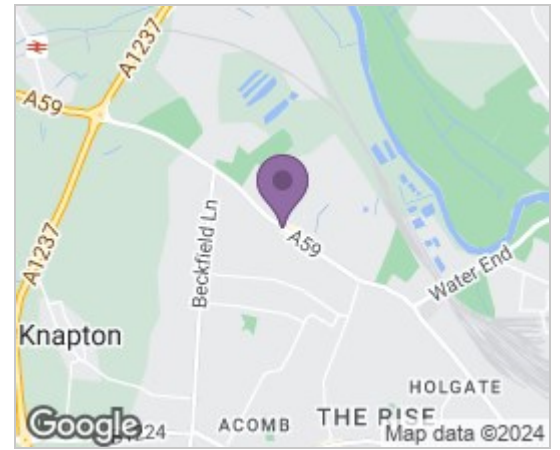
### WET ROOM

A modern design with shower area, wc and wash hand basin, being fully tiled with heated towel rail.

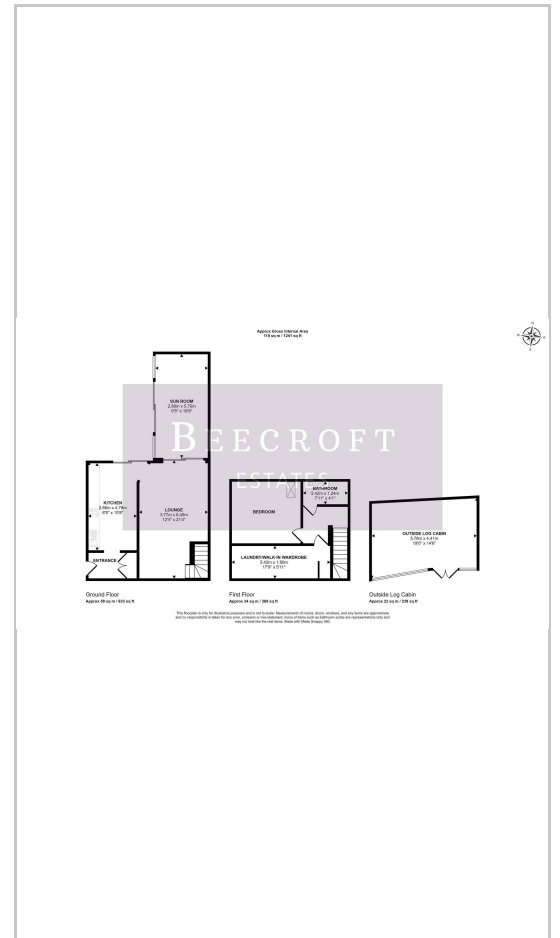
## OUTSIDE

Three car garage with light and power points, additional off street parking under car port. Log cabin with light and power, lawned and paved rear garden with raised gravelled beds and hot tub.

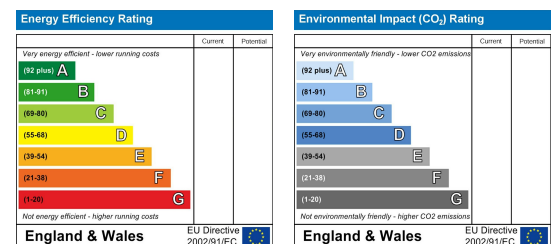
## Area Map



## Floor Plans



## Energy Efficiency Graph



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