



## Hereford Way, Boroughbridge, York Guide Price £260,000

\*\*\* SPACIOUS ACCOMMODATION \*\*\*

A modern three-bedroom terrace home offering spacious living accommodation positioned within this highly popular development. The property is crucially available for sale with vacant possession and no forward chain.



### Accommodation

The property is entered via a double glazed door into the entrance hall which benefits from a convenient downstairs WC.

Accessed off the entrance hall is the spacious sitting room which has a feature panelled wall and a uPVC window to the front elevation allowing light to flow into the room.

Located towards the rear of the property is the open plan dining kitchen. The kitchen has a combination of base and wall storage units with laminate preparation surfaces incorporating a stainless steel sink with mixer tap over. There is an integrated Electrolux oven and four ring Zanussi gas hob as well as space for a washing machine, dishwasher and fridge/freezer. The kitchen also has ample space for a freestanding dining table and there are French doors to the rear elevation leading out to the garden as well as a useful understairs cupboard for storage.

Stairs from the entrance hall lead up to the first floor living accommodation. Located on the first floor are three well-proportioned bedrooms, the house bathroom and a useful storage cupboard on the landing.

Bedroom one is a good sized double with a feature panel wall and is served by a modern ensuite shower room.

The house bathroom comprises a three-piece suite including bathtub with shower over, low flush WC and wash hand basin with mixer tap over.

### To The Outside

To the outside, the property has an enclosed rear garden which has both flagged patio and lawned areas. There is also a convenient timber storage shed.

At the front of the property are two allocated car parking spaces and a flagged path leading up to the front door.

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

### Energy Efficiency

The property's current energy rating is B (85) and has the potential to be improved to an EPC rating of A (97).

### Additional Information

Tenure: Freehold

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

Broadband Coverage: Up to 1600\* Mbps download speed

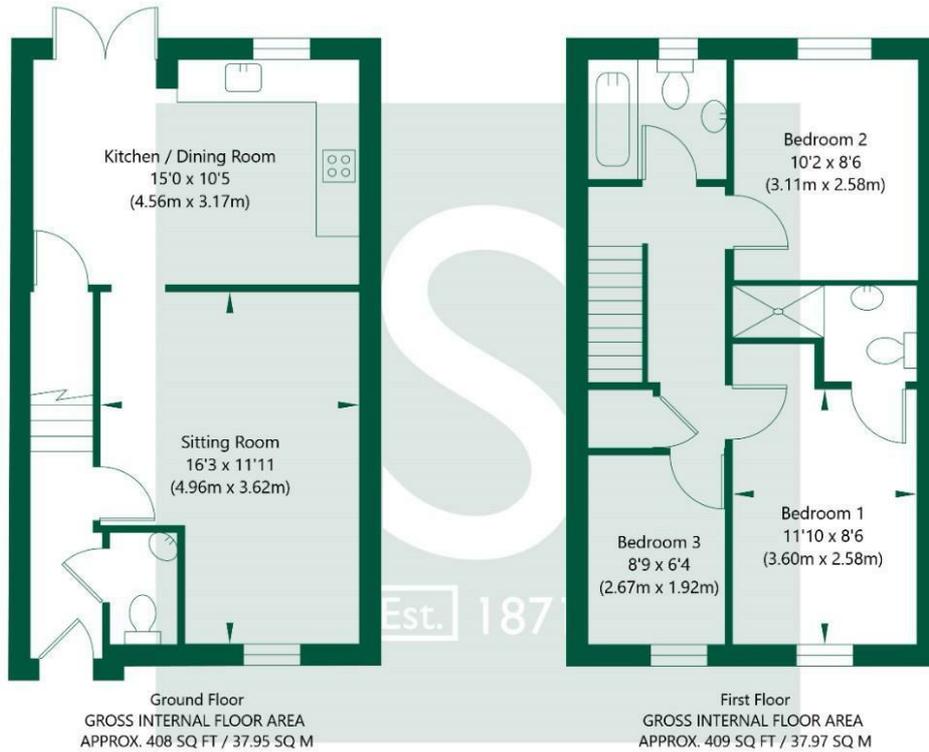
Council Tax: C - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

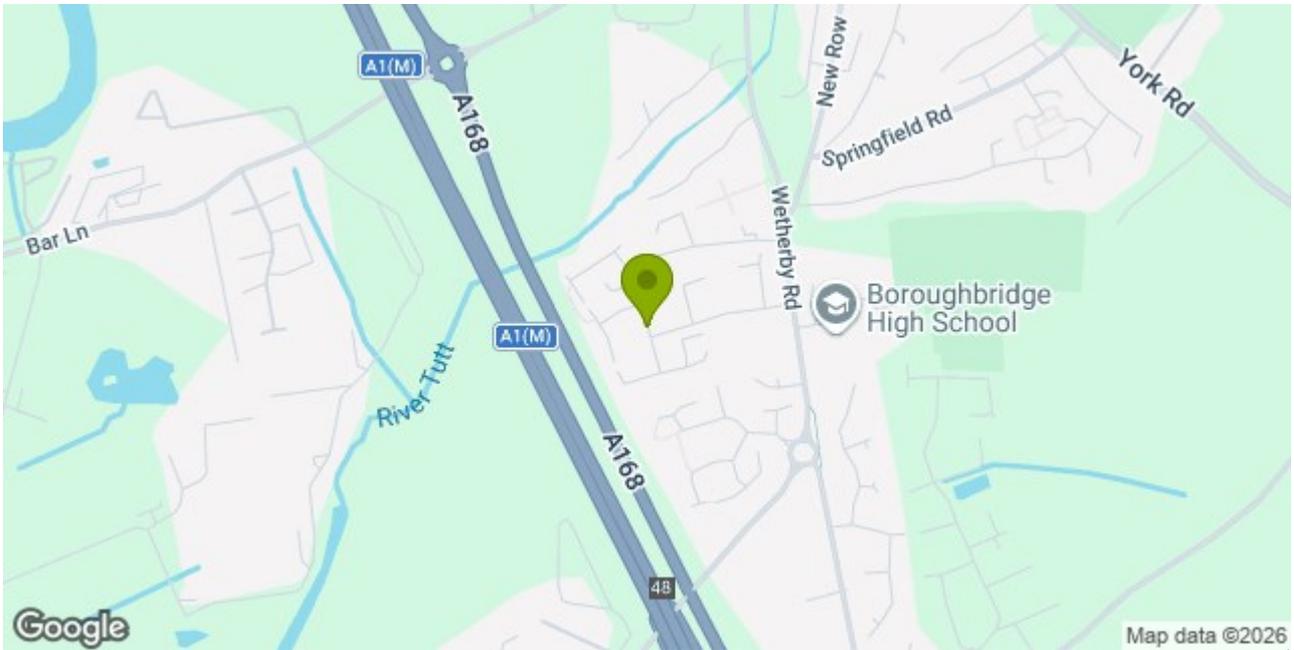
\*Download speeds vary by broadband providers so please check with them before purchasing.



Hereford Way, Boroughbridge, York, YO51 9PA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 817 SQ FT / 75.92 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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