



**Hereford Way, Boroughbridge**

Offers Over £400,000

**Stephensons**  
estate agents & chartered surveyors

# S

Est. 1871

Hereford Way,  
Boroughbridge YO51  
9PA

Offers Over £400,000

A fabulous detached family home within this highly sought after development occupying a choice corner plot position. The property boasts in excess of 1450 sq. ft. of modern living accommodation including a fabulous master bedroom with dressing room and ensuite. Crucially, the property is available for sale with vacant possession and no forward chain.

A modern composite front door opens to an entrance hall with doors to the ground floor and stairs leading to the first floor as well as a ground floor WC.

A door from the entrance hall leads through to a large spacious principal reception room, over 17ft in length with a bay window to the front elevation and patio doors to the rear.

The extensive kitchen/dining room benefits from a stylish fitted kitchen with a range of wall and base units, and some integrated appliances including fridge, freezer and dishwasher. Accessed off the kitchen is a useful utility room.

The ground floor accommodation is completed by a dining room with bay window to the front elevation and a useful study.

On the first floor there are 4 bedrooms with the master bedroom benefitting from a walk-in dressing room and high end stylish en-suit shower room.

The house bathroom is part tiled with a modern, white three



Tenure: Freehold  
Services/Utilities: All mains and services are understood to be connected  
Broadband Coverage: Up to 1600\* Mbps download speed  
Council Tax: E - North Yorkshire Council  
EPC Rating: B (85)  
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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



piece bathroom suite briefly comprising a panelled bath, pedestal wash hand basin and low flush WC.

Outside the front garden is mainly laid to lawn with off road parking for multiple cars via a drive way to the side, leading to a detached single garage.

To the rear is an enclosed, private garden, mainly laid to lawn with a pleasant patio area.



## Partners:

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1482 SQ FT / 137.64 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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