



East Gate, Boroughbridge

£260,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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East Gate,
York YO51 9AY

Est. 1871

£260,000

**** NO ONWARD CHAIN ****

This semi detached house, ideally located in the heart of Boroughbridge, offering spacious 3 bedroom living accommodation with generous gardens, detached tandem garage with car ports, and is being offered for sale with no onward chain.

A conveniently located semi-detached house, positioned within short walking distance of Boroughbridge High Street, which is being offered for sale with no onward chain.

Internally, the property is entered from the front into an entrance porch which leads through into the entrance hall having a uPVC framed double glazed door and staircase to the first floor.

The principal reception room is a spacious lounge, located at the front of the property, having a radiator, mounted electric fire and television aerial point. There is a built-in understairs utility room which has a range of high and low level storage cupboards with worktop and tiled splashbacks.

The property's kitchen is located at the rear and has a range of built-in base units to 2 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with tiled splashbacks. The kitchen includes a built-in Logik electric oven with 5-point gas hob unit and extractor fan. There is plumbing for a washing machine and space for a fridge freezer unit and breakfast table. The uPVC framed double glazed rear entrance door leads out onto the gardens beyond. The kitchen benefits further from a radiator.

The property's bathroom is located on the ground floor and has a low



Tenure: Freehold
 Services/Utilities: All mains and services are understood to be connected
 Broadband Coverage: Up to 76* Mbps download speed
 Council Tax: B - North Yorkshire Council
 EPC: D (66)
 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.



flush W.C., with wash hand basin, inset bath and walk-in corner shower cubicle with full height waterproof panelled surround. The bathroom includes a heated towel rail, radiator, mirror fronted medicine cabinet, extractor fan and ceiling down lighters.

To the first floor are 3 bedrooms, the main bedroom of which is located at the front of the house having a double fronted wardrobe and walk-in dressing area with hanging rail and shelving.

Bedroom 2 is a further double room located at the rear, with bedroom 3 currently used as a working study. All 3 bedrooms benefit from radiators. There is access to a fully boarded and carpeted loft, providing very useful additional accommodation with potential for further improvement.

Externally, the property enjoys a rectangular front garden which is extensively laid to gravel with a cobbled central lawn and surrounding fenced boundaries.

There is vehicular access down the side of the property, with off street parking provided to the side by a covered car port. The shared driveway continues through to the rear and provides a second covered car port and an initial garage door which leads through onto a covered driveway. The driveway in turn accesses a substantial, tandem garage, ideal for further parking, storage or workshop.

The primary garden, which adjoins the rear elevation, is triangular and low maintenance in nature, having a raised artificial lawn with surrounding fenced and walled boundaries. A timber-built summer house/garden store is included within the sale, and there is a brick and tile outbuilding which is accessed from the garden.

The secondary garden runs parallel with the tandem garage, with gated access. The garden is extensively laid to gravelled with surrounding fenced lined boundaries. There is a further concrete hardstanding, with a garden shed to the rear of garage which is also included within the sale.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 782 SQ FT / 72.71 SQ M - (Excluding Store, Outbuildings & Car Port)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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