



Hill View, Boroughbridge

£299,500

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Hill View,
York YO51 9BE

Est. 1871

£299,500

A spacious and beautifully presented two-bedroom semi-detached bungalow, boasting a thoughtfully designed layout and a contemporary finish throughout, ideally positioned within a quiet cul-de-sac and backing onto open fields, offering privacy and attractive rural views. The property features a gravelled front garden, a private driveway providing off-road parking and a superb rear "sun trap" garden - perfect for enjoying sunshine throughout the day.

The property is entered via a welcoming reception hall with laminate flooring, leading through to a stylish open-plan kitchen and dining area. The kitchen is fitted with a comprehensive range of wall and base units to three sides, complemented by generous worktop space, an inset sink with drainer, and integrated appliances including a double oven, dishwasher, four-ring gas hob, and fridge/freezer. Additional space is available for a washing machine and microwave. A peninsula island provides a natural divide between the kitchen and dining space, ideal for both everyday living and entertaining.

The generous sitting room is bright and inviting, centred around a stylish electric feature fireplace. Dual-aspect UPVC windows allow for an abundance of natural light, while French doors open directly onto the rear garden.

The principal bedroom is a spacious double, positioned to the front elevation and benefiting from ample freestanding furniture space. A second well-proportioned double bedroom also overlooks the front of the property.



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

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



The accommodation is completed by a house bathroom, fitted with a panelled bath with shower over and glass screen, low flush WC, wash hand basin, and a heated towel rail.

Externally, the rear garden has been thoughtfully landscaped and backs onto open fields, creating a peaceful and private outdoor space. It features a combination of paved and shingled areas, an artificial lawn, and a raised planting bed. Additional benefits include an 8' x 6' garden shed and an impressive 15'10" x 7'10" timber-built workshop/store, complete with power and lighting.

Further features include gas-fired central heating, double glazing throughout, and access via a drop-down ladder to a generous loft space with up to 6' head height. The loft is partially boarded, with power, lighting, and three double-glazed skylights, offering excellent additional storage potential.

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.

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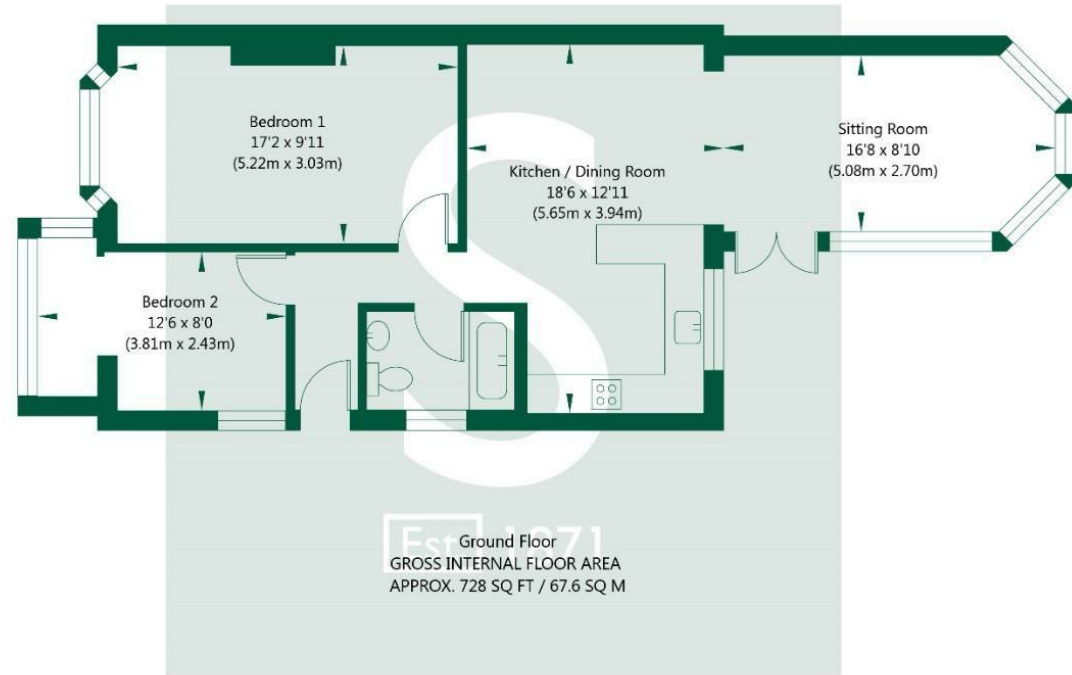
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 728 SQ FT / 67.6 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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