York Road, Boroughbridge, York

£300,000

Stephensons
estate agents & chartered surveyors

York Road,
York YO51 9EW

Est. 1871

£300,000

A three storey link detached house featuring an open plan living kitchen, with off road parking, private rear garden and no onward chain.

A modern, 3 storey, 3 bedroom, linked detached house offering low maintenance living accommodation, and being offered for sale with both vacant possession and no onward chain.

Internally, the property is entered through a double glazed front entrance door into a reception hall with staircase leading to the first floor.

The property features an open plan living kitchen having a modern range of built-in base units with rounded edged worktops and inset sink unit. There is an additional range of matching high level storage cupboards with laminated upstands in addition to a built-in electric oven and 4-point induction hob unit with extractor.

The kitchen area benefits further from a built-in dishwasher as well as plumbing for a washing machine. There is a feature wood burning cast iron stove set on a raised stone hearth, in addition to a television aerial point, radiator and built-in under stairs storage cupboard.

The first floor landing has a staircase leading to the second

Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 1600* Mbps download speed - Up to 15* Mbps upload speed
Council Tax: D - North Yorkshire Council
EPC: C (79)
Current Planning Permission: No current valid planning permissions

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floor and includes a radiator.

There are 2 bedrooms on the first floor, both of which benefit from radiators and double glazed casements windows.

The house bathroom has a modern 3 piece white suite comprising of a low flush W.C., pedestal wash hand basin and inset panelled bath with wall mounted shower attachment and ¾ height tiled splashbacks. The bathroom also includes a heated towel rail, mirror fronted medicine cabinet and ceiling down lighters.

Finally, there is a generous third bedroom located on the second floor with 2 double glazed Velux roof lights, in addition to built-in eaves storage accommodation, radiator and walk-in airing cupboard housing the hot water cylinder and electric immersion heater.

Externally, the property is accessed directly off York Road onto a gravelled front driveway with allocated parking for 2 vehicles, There is a flagged and gated access down the side of the property through into the rear.

The property's rear garden is low maintenance in nature being extensively flagged with a raised lawn and gravelled borders. To the rear of the property is an air source heat pump as well as an outside water tap.

The rear garden is fully enclosed by fenced boundaries and a timber built garden shed is included within the sale.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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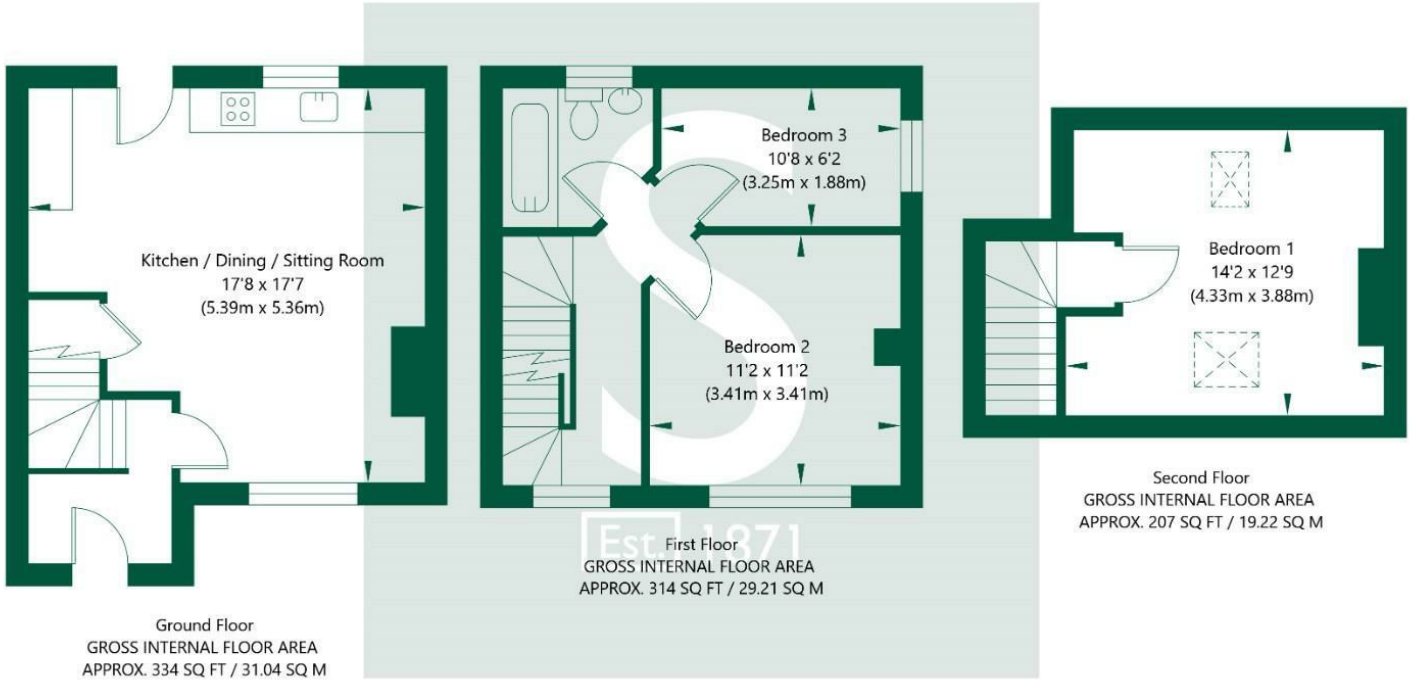

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 855 SQ FT / 79.47 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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