



Hereford Way, Boroughbridge

Offers Over £400,000

Stephensons
estate agents & chartered surveyors

S

Hereford Way,
Boroughbridge YO51
9PA

Est. 1871

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

*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.

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.



Partners:

J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Hereford Way, Boroughbridge, York, YO51 9PA



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.
www.exposurepropertymarketing.com © 2024

