



Hereford Way, Boroughbridge

£475,000

**Stephensons**  
estate agents & chartered surveyors

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# S

Hereford Way,  
York YO51 9PA

Est. 1871

£475,000

A well-presented five-bedroom detached home offering generous accommodation throughout, including two en-suite bedrooms. The property benefits from a spacious kitchen/dining room with integrated appliances, a utility room, and a well-proportioned sitting room. To the outside is a driveway suitable for multiple cars leading to an integral garage, paired with generous landscaped gardens.

Entered via a spacious reception hall with a useful cloakroom cupboard with the staircase rising to the first floor. Under-stairs storage has been thoughtfully fitted, making excellent use of the space.

Off the reception hall, the generous sitting room includes a bay window with fitted blinds, enjoying views over the front garden and communal green.

The kitchen/dining room is well-appointed with matching high and low-level storage cupboards and a range of integrated appliances including a dishwasher, fridge/freezer, oven and gas hob with inset sink and drainer. There is space for a dining table and further freestanding furniture, as well as french doors opening out into the garden beyond. Leading off is a practical utility room with a rear access door and plumbing for a washing machine, with a downstairs WC off, comprising a wash hand basin and low-flush WC.

To the first floor, the landing includes both loft hatch and airing cupboard. The principal bedroom sits to the front elevation with ample freestanding unit space and a



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: 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.



well-appointed en-suite comprising part-tiled splashbacks, low-flush WC, wash hand basin and an enclosed shower.

Bedroom two is again a spacious double with an en-suite with part-tiled splashbacks, low flush WC, wash hand basin and an enclosed shower.

Bedroom three is a good-sized double to the rear elevation with ample space for freestanding storage.

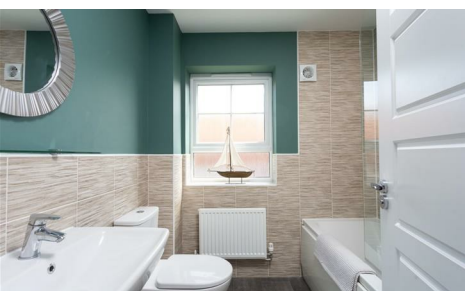
Bedroom four is a further spacious double benefiting from a Velux roof light, with space for freestanding storage.

Bedroom five is a single room which could equally serve as a home office, and includes a useful above-stairs storage cupboard.

Completing the property is the house bathroom featuring part-tiled splashbacks to all sides, including a wash hand basin, low flush WC, and a bath with shower over, with a glass shower screen.

The rear garden is generous in size, predominantly laid to lawn and includes an extended patio which leads directly off the rear elevation, paired with a large timber pergola with external lighting intertwined. To the back of the rear garden is a raised decking with adjacent raised plant beds.

To the front of the property there are herbaceous gardens and a large driveway suitable for multiple vehicles leading to the spacious integral single garage, benefiting from an EV charger on the external wall.



## Partners:

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Hereford Way, Boroughbridge, York, YO51 9PA



Ground Floor - (Excluding Garage)  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 685 SQ FT / 63.61 SQ M

First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 835 SQ FT / 77.61 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1520 SQ FT / 141.22 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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