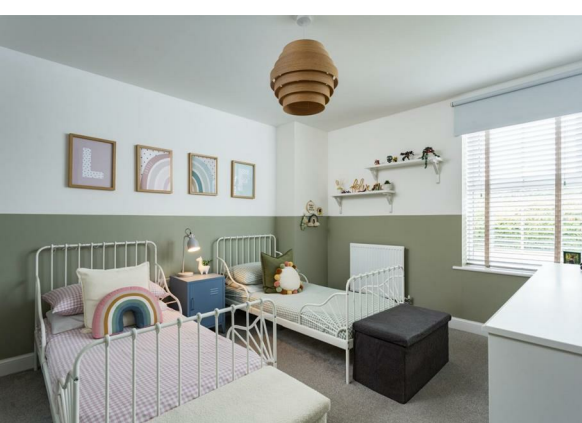
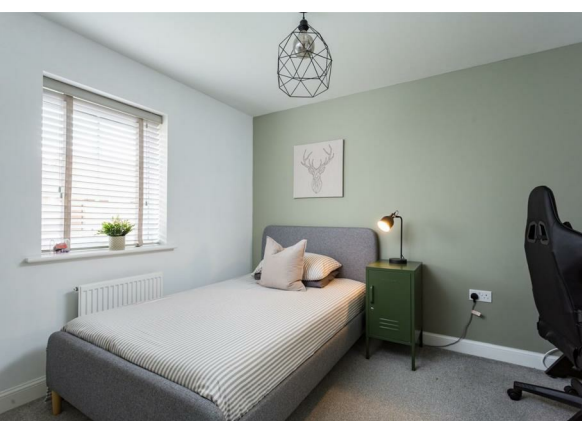




Hereford Way, Boroughbridge Guide Price £450,000

*** HIGH SPECIFICATION THROUGHOUT ***

A fabulous detached family home offering spacious living accommodation including a wonderful open plan dining kitchen. The property benefits from four well-proportioned bedrooms and a fully landscaped rear garden with outdoor entertainment area. An early inspection is strongly recommended.



Accommodation

The property is entered into the spacious central hallway which benefits from a useful storage cupboard and convenient downstairs WC.

The sitting room is located towards the front of the property and is spacious in size with a large uPVC window to the front elevation allowing light to flow into the room giving a light airy feel.

One of the outstanding features of the property is the open-plan dining kitchen which located towards the rear of the property and is spacious in size with a combination of base and wall units providing ample storage space. There are laminate preparation surfaces which incorporate a 1.5 sink with drying area and a range of integrated appliances, including electric oven, 4 ring gas hob, automatic dishwasher and fridge/freezer. The kitchen has a designated dining area with French doors to the rear elevation and ample space for a freestanding table.

The family room is located through the dining area and provides further, flexible living space with direct access back through into the sitting room.

Accessed through the kitchen is a convenient utility area with space for washing provisions and which has a useful side access door.

A good sized home office completes the downstairs living accommodation.

Stairs from the central hallway lead up to the first floor landing which has a useful recessed storage cupboard. The property has four well-proportioned bedrooms with bedroom one being a spacious double with a large and modern en-suite shower room.

The house bathroom comprises a three-piece suite, including bathtub, low flush WC and wash hand basin mixer tap.

To The Outside

To the outside the property sits on a good sized plot with an enclosed rear garden which has been thoughtfully landscaped. The property has a large stone patio which is ideal for entertaining guest with a generous lawned garden beyond.

To the front & side of the property is ample off street parking that leads to the detached, brick-built garage which has power/lighting within. There is also an EV charger. There is a further lawned garden to the front of the property with a hedge boundary.

Energy Efficiency

The property's current energy rating is B (85) and has the potential to be improved to an EPC rating of A (93).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

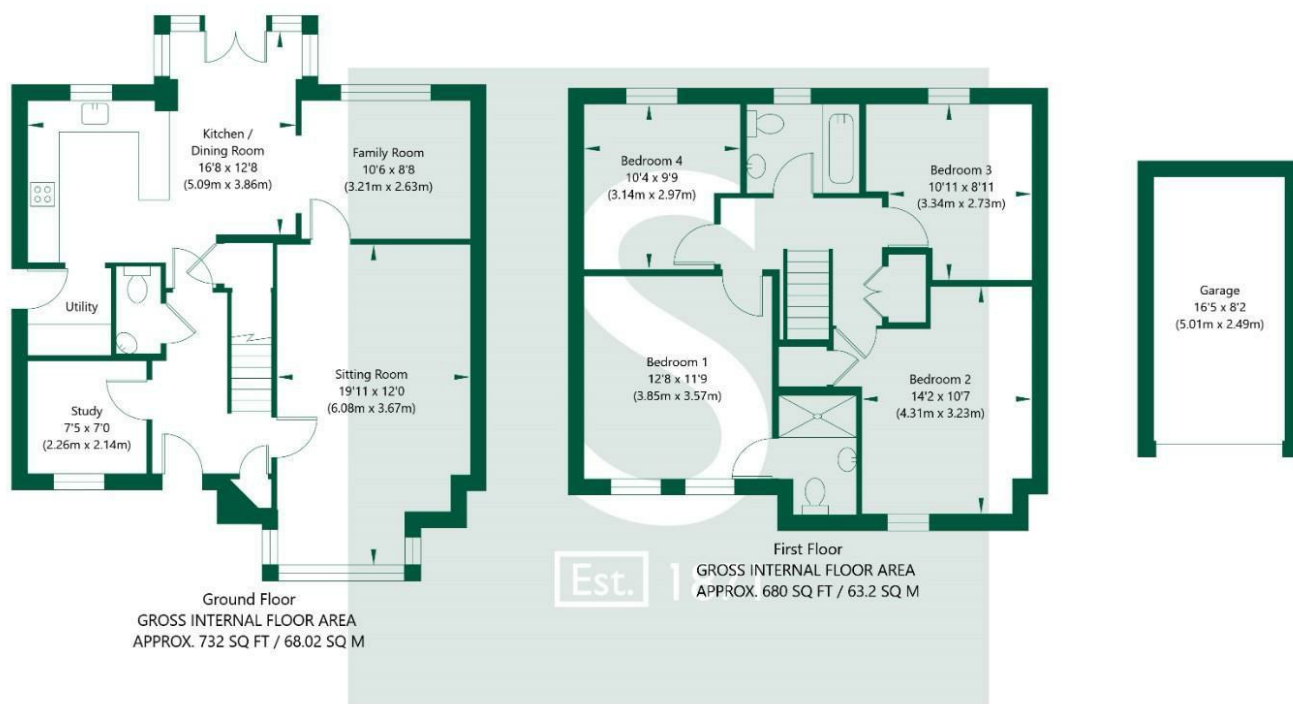
Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: E - North Yorkshire Council

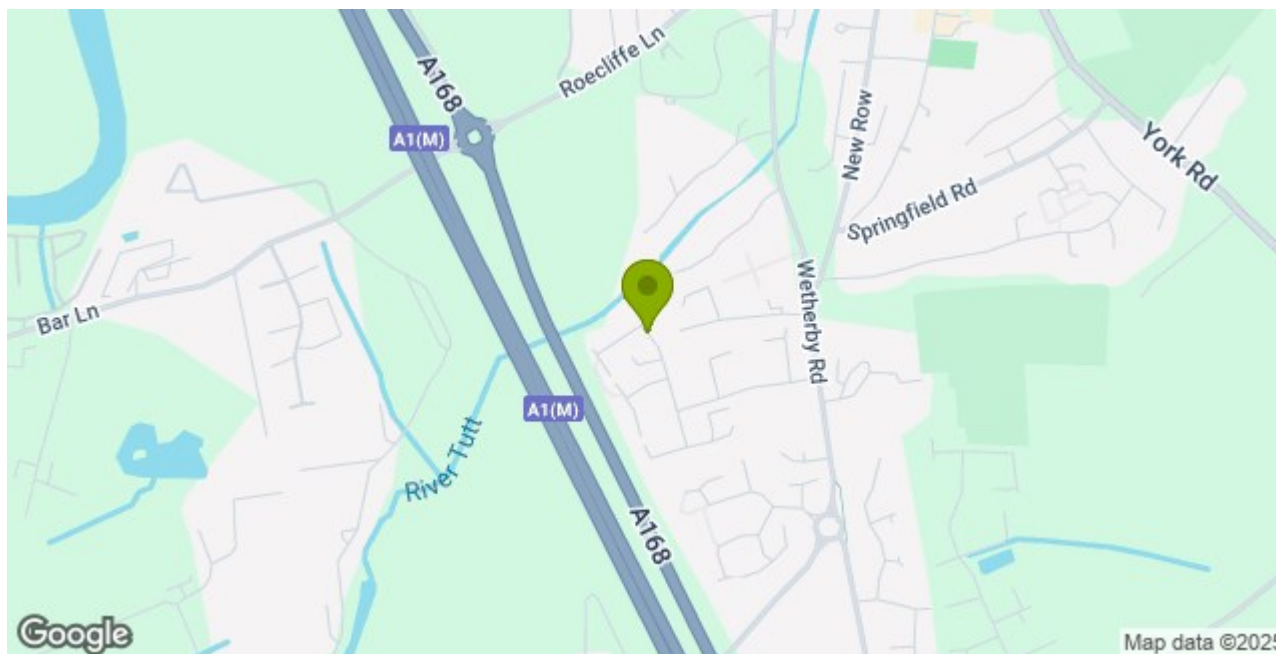
Current Planning Permission: No current valid planning permissions

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

Hereford Way, Boroughbridge, York, YO51 9PA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1412 SQ FT / 131.22 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

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 MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

