



York Road, Boroughbridge

£280,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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York Road,
York YO51 9EH

Est. 1871

£280,000

A well presented three-storey home offering flexible accommodation throughout, with three bedrooms, en-suite, house bathroom and a sitting room which leads through into the kitchen/dining space. The property benefits from both a generous herbaceous front garden and a private courtyard garden to the rear.

Accessed via a stone flagged entrance hall with a staircase rising to the first floor and a convenient ground floor cloakroom/WC, fitted with a low flush WC and wash hand basin.

The sitting room benefits from engineered oak flooring and flows naturally through into the kitchen/dining space, where stone flagged flooring continues throughout. The kitchen is fitted with a range of wall and base level storage cupboards with matching worktops, an inset Lamona electric hob, and a large sink and drainer unit. Integrated appliances include an oven, washing machine and dishwasher, with French doors opening directly out onto the rear courtyard garden.

On the first floor is the house bathroom and bedrooms two and three, the second bedroom is a well-proportioned double, benefiting from ample freestanding storage and its own en-suite wet room, which includes a low flush WC, wall mounted wash hand basin, heated towel rail, shower with rain shower attachment, and tiled splashbacks surround with an inset mirror. The third bedroom is a further well-proportioned double, currently utilised as a home office.



Tenure: Freehold
Services/Utilities: All mains and services are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: C - North Yorkshire Council
EPC: B (82)
Current Planning Permission: No current valid planning permissions

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



The house bathroom/wet room is comprehensively appointed with full height tiled splashbacks, and both a bath and a shower area with rain shower attachment, a low flush WC, a wall mounted wash hand basin and a heated towel rail.

Accessed via a further staircase from the first floor landing, the top floor offers an additional bedroom with storage to either side, two Velux roof lights and ample space for freestanding furniture. A storage cupboard on the landing currently houses the gas boiler.

To the outside, the courtyard garden to the rear provides a pleasant and low maintenance space, featuring stone flagged patio, raised planted beds, a timber shed and mature hedging to one side. Adjacent to the long gravelled driveway is the front garden featuring a variety of mature shrubbery.

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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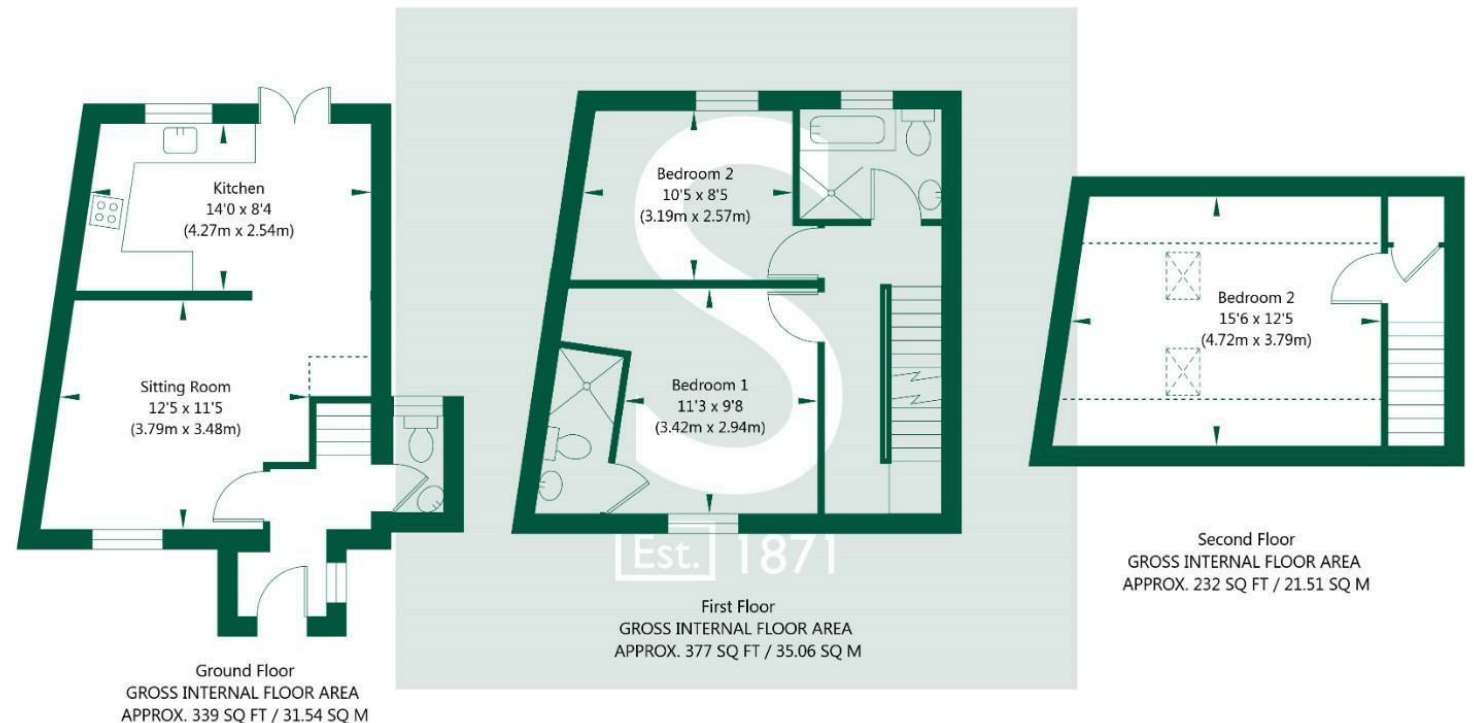
J F Stephenson MA (Cantab) FRICS FAAV
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J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

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

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 948 SQ FT / 88.11 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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