

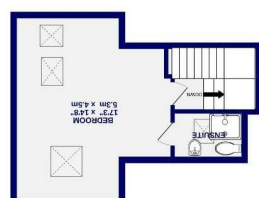
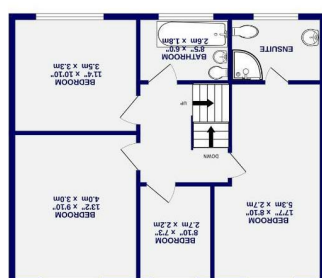
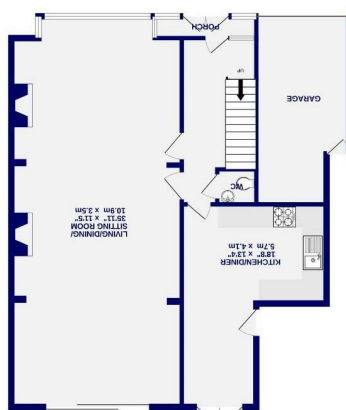
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- EPC D
- Ideal Family Home
- Popular Residential Area
- Garage & Driveway
- South Facing Rear Garden
- Three Bathrooms
- Five Well Proportioned Bedrooms
- Extended Semi Detached House

Freehold
Council Tax Band - C

Boroughbridge Road , York YO26 5SQ

TOTAL FLOOR AREA: 1983 sq. ft. (184.2 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the contents, measurements of rooms and any other areas are approximate. It is advised that prospective purchasers should verify the measurements of rooms and any other areas and responsibility is taken by any prospective purchaser. The services, systems, fixtures and appliances shown have not been tested and no guarantee as to their operability. Measurements are given in feet and inches and should be used as a guide only.



Boroughbridge Road
, York
YO26 5SQ

Offers Over £475,000



Located in the popular residential area of Acomb on Boroughbridge Road, this spacious and extended semi-detached home offers five bedrooms, making it an ideal family residence. The property is conveniently positioned close to well-regarded local schools and amenities, with regular bus services to York city centre and train station, and easy access to the York Outer Ring Road.

To the front, an extended paved driveway provides off-street parking for multiple vehicles. Inside, the home opens into an inviting entrance hall leading to a generous through lounge that spans the full length of the property. Flooded with natural light from large windows at the front and rear, this room provides a comfortable and airy living and dining space. At the rear of the entrance hall, the extended kitchen-diner features a range of wall and base units offering ample storage and worktop space, with plenty of room for dining. French doors open directly onto the garden, creating a seamless flow between indoor and outdoor living. Completing the ground floor are an internal porch, understairs storage and a convenient WC.

Upstairs, the first floor houses four well-proportioned bedrooms, including a master with a modern shower ensuite, alongside a family bathroom serving the remaining rooms. The second floor is dedicated to a fifth double bedroom, benefitting from Velux windows that fill the space with natural light and a three-piece ensuite for added convenience.

Externally, the property boasts a south-west facing rear garden with a lawn, a decking area for outdoor entertaining, a patio adjacent to the extension, and well-maintained flowerbeds, all enclosed by fencing and hedging for privacy. In addition to the integral garage, another brick outbuilding is set back from the house, offering further practical storage which could be adapted into a home office, subject to planning.

Given its generous size, flexible living spaces, and sought-after location, early viewing is highly recommended.

