



Sans Souci St. Helena
Boroughbridge, York, YO51 9AG
Guide price £400,000



A THREE BEDROOM DETACHED BUNGALOW WITHIN STRIDING DISTANCE OF THE MAIN BOROUGHBRIDGE HIGH STREET PROVIDING ACCESS TO LOCAL SHOPS AND AMENITIES
DINING / SITTING ROOM, GALLEY BREAKFAST KITCHEN
TWO BEDROOMS TO THE GROUND FLOOR WITH BATH/WET ROOM
FIRST FLOOR BEDROOM WITH ENSUITE WC AND WAS BASIN
GARDENS TO FRONT & REAR GENEROUS FRONT FORECOURT WITH AMPLE PARKING
NO ONWARD CHAIN EPC D



Summary

Nestled in the charming area of St. Helena, Boroughbridge, York, this delightful bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow features two modern bathrooms, ensuring ample facilities for all residents. The layout is thoughtfully designed, promoting a sense of openness and ease of movement throughout the home. Natural light floods the living spaces, creating a warm and inviting environment.

Situated in a desirable location, this property benefits from the tranquillity of suburban living while being within easy reach of local amenities and transport links. Boroughbridge is known for its friendly community and picturesque surroundings, making it an excellent choice for those looking to settle in a serene yet accessible area.

This bungalow presents a wonderful opportunity for anyone seeking a comfortable and practical home in a sought-after location. With its appealing features and inviting atmosphere, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this property your own.

Description

Accommodation Overview:**

The accommodation briefly comprises three bedrooms, with the master located in a first-floor conversion that includes en-suite facilities. There are also two reception rooms, a galley-style kitchen with a breakfast area, and two conservatories situated at the front and rear of the house. The property features gardens at both the front and back, along with ample off-road parking at the front. The Energy Performance Certificate (EPC) rating is D.

Kitchen Breakfast Room:

Dimensions: 6.71m (22' 0") x 2.36m (7' 9")

This modern fitted kitchen includes a range of base and wall units, an electric oven with a gas hob, an integrated fridge, and plumbing space for a washing machine. It also has a breakfast area with room for a table and chairs, twin

windows to the side and front, exposed beams, a pantry, and an external door that leads to the side of the property.

Reception Room One:

Dimensions: 5.49m (18' 0") x 4.72m (15' 6")

This room features a chimney breast with an electric fire and a wooden mantel, exposed beams, dual windows to the side and rear of the property, a fitted radiator, and access to the rear conservatory.

Bedroom Two:

Dimensions: 3.61m (11' 10") x 3.15m (10' 4")

This bedroom has a window facing the front of the property and features a fitted radiator.

Bedroom Three:

Dimensions: 3.15m (10' 4") x 2.84m (9' 4")

Bedroom three includes a window to the side of the property and a fitted radiator.

Bathroom:

Dimensions: 3.15m (10' 4") x 2.13m (7' 0")

The bathroom features a window to the rear, a bath, a low-level WC, a wash basin, and a fully tiled shower area.

Hallway:

Dimensions: 6.40m (21' 0") x 0.99m (3' 3", min)

The hallway provides access to bedrooms two and three, each reception room, and the bathroom before leading to the stairs that go to the first floor.

Master Bedroom:

Dimensions: 5.77m (18' 11") x 3.05m (10' 0", min)

Located on the first floor with some restricted head height, this room includes a small landing area, built-in wardrobes, a fitted radiator, and three Velux-style windows.

WC:

Dimensions: 1.73m (5' 8") x 1.42m (4' 8")

This room contains a low-level WC and a wash basin.

Externally:

At the front of the property, there is a spacious forecourt mainly laid with concrete, providing ample parking for several vehicles. This area backs onto the River Tut, flowing through the heart of Boroughbridge. The building is situated on higher ground and is accessible via a ramp leading to patio areas around the front.

The rear of the property features an enclosed garden that is terraced, with a lawn area on the upper level,. The lower level has a hard-landscaped patio area complemented by mature borders.



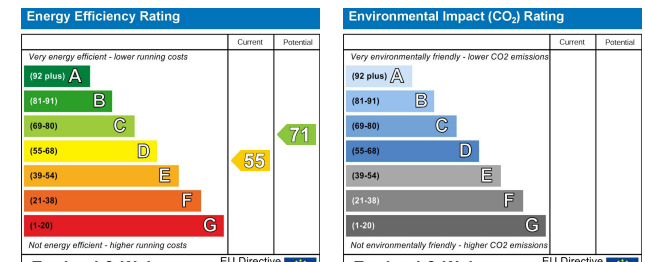


SANS SOUCI

San Souci. St Helena



Not to Scale. Produced by The Plan Portal 2026



Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 e: lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk