



Hereford Way, Boroughbridge

Guide Price £450,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk



Hereford Way,
York YO51 9PA

Est. 1871

Guide Price £450,000

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.

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.

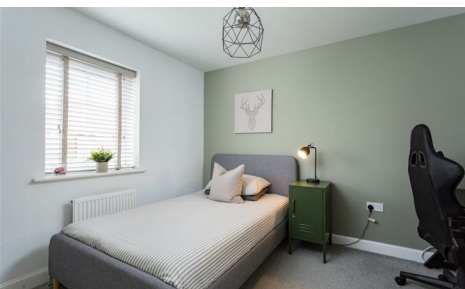
The family room is located through the dining area and provides further, flexible living space with direct access back through into the sitting room.



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.



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 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 and 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.

Partners:

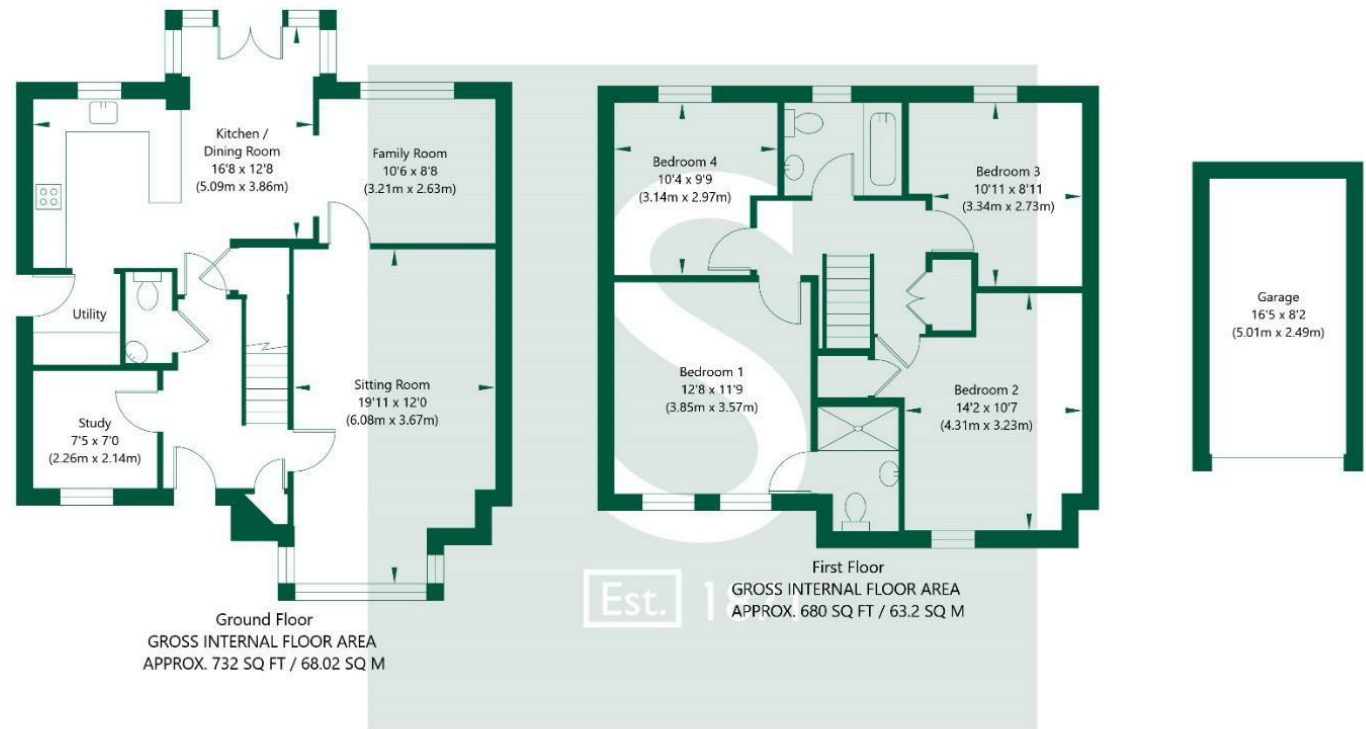
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1412 SQ FT / 131.22 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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