



54 Hereford Way, Boroughbridge, North Yorkshire, YO51 9PA

£200,000



## 54 Hereford Way, Boroughbridge, North Yorkshire, YO51 9PA

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A modern two-bedroom semi-detached home is situated in a popular new development on the outskirts of Boroughbridge.

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The property offers well-presented and spacious accommodation with a contemporary finish throughout, including a stylish dining kitchen and two double bedrooms.

Located just a short distance from Boroughbridge town centre, the property enjoys convenient access to local amenities, schools, and excellent transport links including the A1(M), making it an ideal choice for first-time buyers, professionals or investors.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with window to the front.

### **CLOAKROOM**

Fitted with WC and washbasin.

### **DINING KITCHEN**

A bright open-plan kitchen and dining space with glazed doors leading to the garden. The kitchen comprises a range of modern wall and base units with electric hob, integrated oven, dishwasher and fridge / freezer.

## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom.

### **BEDROOM 2**

A further good-sized double bedroom.

### **BATHROOM**

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 58.9 m<sup>2</sup> ... 634 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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