



Boroughbridge Road, , York, YO26 6AA

- No Onward Chain
- A Variety Of Local Amenities
- Lounge Diner
- Well Presented
- Detached Garage
- Council Tax Band C

Offers Over £300,000



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DESCRIPTION

Offered with no onward chain, a well-presented three bedroom semi-detached home in a popular residential location with a variety of local amenities.

The property is accessed via a spacious entrance hall with stairs to the first floor and a useful understairs storage cupboard. There is a through lounge diner running the full length of the property with an arch separating the space. The living space to the front has a feature fireplace and bay window allowing in plenty of natural light.

To the rear, patio doors lead through to the conservatory which in turn has doors leading to the rear garden.

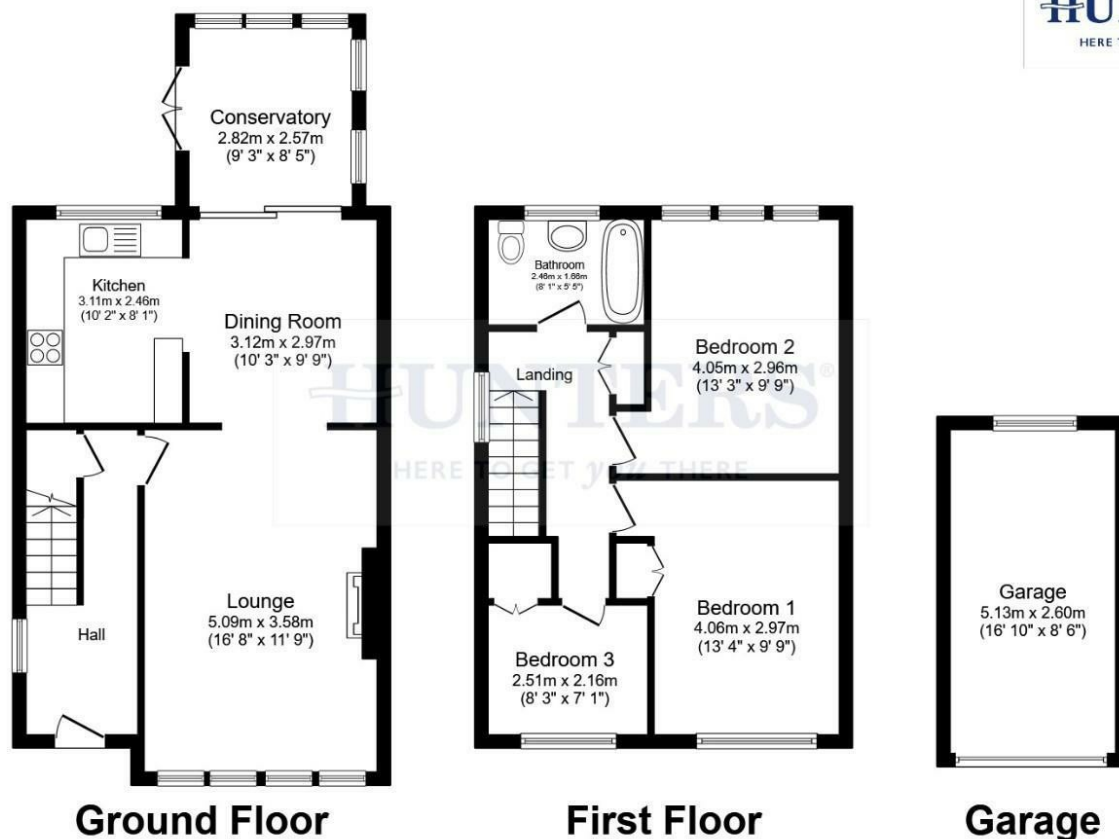
The ground floor is completed by the kitchen with a range of base and wall units as well as space and plumbing for free standing appliances.

To the first floor there are three bedrooms and the family bathroom comprising, sink, W.C and bath with shower over.

Externally there is a paved driveway to the front offering parking for multiple vehicles. Gated side access leads to the detached garage and rear garden which is mainly laid to lawn with patio seating area.







Total floor area 112.6 m² (1,212 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

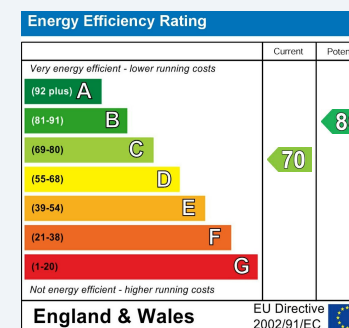
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.