



237 Boroughbridge Road,  
York, North Yorkshire YO26 6AY

Guide Price £475,000

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents present to the market a fantastic opportunity to add your own stamp and style to this fabulous four-bedroom semi-detached property, located just to the west of York on Boroughbridge Road, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, schools, including the Manor C of E Secondary school and the Clifton Moor shopping centre close at hand. This substantial house has been a family home for many years and contains some lovely original features from the 1930s, including the wood panelling to the hallway, central living room doors and fireplaces and will appeal to a multitude of buyers, including professional couples, families, developers and those looking to retire in their forever home. Another great feature is that there is still further potential to enhance the house by developing the attic space and also extending to the rear, creating a modern open plan living space. This property will be very popular. The accommodation briefly comprises; An arched front door and windows, leads us into the spacious entrance hall, with wall panelling and an impressive staircase. Doors lead us into the principal reception rooms. To the front, we find the lovely bay fronted living room, the focal point being the feature fireplace and central folding doors leading to the rear sitting room, also with a feature fireplace and French doors leading into the south facing garden, bathing the room with natural light. Also from the hallway, we find the fitted kitchen with a range of cottage style fronted units and a downstairs cloakroom completes the ground floor. The stairwell leads up to the first-floor landing, from where we find four good sized bedrooms and a family bathroom. Externally to the front is a garden area and a block paved driveway providing ample off-street parking, leading to the garage, perfect for a car/cycle enthusiast or as a workshop. A passageway leads through to the rear of the property, we find a sunny aspect garden, laid to lawn with ample planting and shrub borders, just right for green fingered buyers who like pottering in the garden and paved patio area perfect for outside entertaining, In summary, this lovely home on the fringes of York provides an exceptional opportunity to secure a property, where you can add your own personality and touches, with easy access to very popular local schools, shops and road links into York and afar. Sold with no onward chain! An early viewing is highly recommended not to miss out!

**Situated within the sought after Boroughbridge Road residential location, offering excellent access to the City Centre, The Knavesmire and Acomb Park. This property is within close proximity of the railway station. In addition, within easy access of the well-regarded schools of Poppleton Road Primary, Carr Lane Primary and The Manor C of E Secondary School, which is rated outstanding. For the commuter, there are regular transport links to and from the city centre, which is within easy walking distance if you wish to take an easy stroll and there is also good access to the A64 and the surrounding towns and cities, including Leeds in approximately 30 minutes and Harrogate as well as the national motorway networks. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

16' 10" x 7' 11" (5.13m x 2.41m)

Front upvc entrance door and windows to the hallway, double glazed window to the side aspect, wall panelling and radiator\*. Stairs leading to the first floor. Doors leading to...

### Living Room

15' 8" x 13' 0" (4.77m x 3.96m) Into bay

Double glazed bay windows to front aspect, feature Adam style wood surround with marble hearth and inset gas fire\*, ceiling coving, tv point\* and radiator\*. Folding doors leading to....

### Dining Room

16' 6" x 13' 0" (5.03m x 3.96m) Into bay

Double glazed bay windows and French doors to the rear aspect, feature Adam style wood surround with marble hearth and inset gas fire\*, ceiling coving, dado rail, tv point\* and radiator\*.

### Kitchen

12' 9" x 8' 0" (3.88m x 2.44m) Into bay

Fitted kitchen with a range of cottage style base and wall mounted units with matching work preparation surfaces over, Inset drainer sink with mixer taps, integral appliances include electric oven\*, 4 x gas hobs\*, extractor fan\*, fridge\*, double glazed bay windows to rear aspect and radiator\*. Doors leading to...

### Cloakroom

Comprising; Pedestal wash hand basin, low level wc, with mixer tap, double glazed window to the side aspect and storage cupboard\*.

### First Floor Landing

Double glazed window to side aspect. Doors leading to...

### Bedroom 1

15' 6" x 12' 11" (4.72m x 3.93m) Into bay

Double glazed bay windows to front aspect, built in wardrobes, ceiling coving, tv point\* and radiator\*.

### Bedroom 2

13' 6" x 13' 0" (4.11m x 3.96m)

Double glazed windows to rear aspect, built in wardrobes, dressing table, tv point\* and radiator\*.

### Bedroom 3

12' 0" x 11' 7" (3.65m x 3.53m)

Double glazed windows to front and rear aspects, sink in a vanity unit, ceiling coving and radiator\*.

### Bedroom 4

7' 11" x 7' 8" (2.41m x 2.34m)

Double glazed bay windows to front aspect, ceiling coving and radiator\*.

### Bathroom

7' 11" x 7' 7" (2.41m x 2.31m)

Comprising; Whirlpool bath with mixer taps and shower head\*, corner shower cubical with mains shower\*, pedestal wash hand basin with mixer tap, low level wc set in a vanity unit, double glazed windows to the rear aspect and heated rail\*.



### Garage

20' 9" x 8' 6" (6.32m x 2.59m)

Double doors to the front aspect, sink with mixer tap, plumbing for a washing machine\*. window to the rear aspect and wall mounted boiler\*. Door leading to the side.

### Outside

Outside, to the front of the property there is a walled and fenced garden area and block paved driveway, providing off street parking leading to the attached garage, perfect for a cycle enthusiast or workshop. To the rear, we find a garden laid to lawn, with a paved patio, perfect for outside entertaining and a brick outbuilding.

### Agents Note

Epc rating C, Council tax band D.

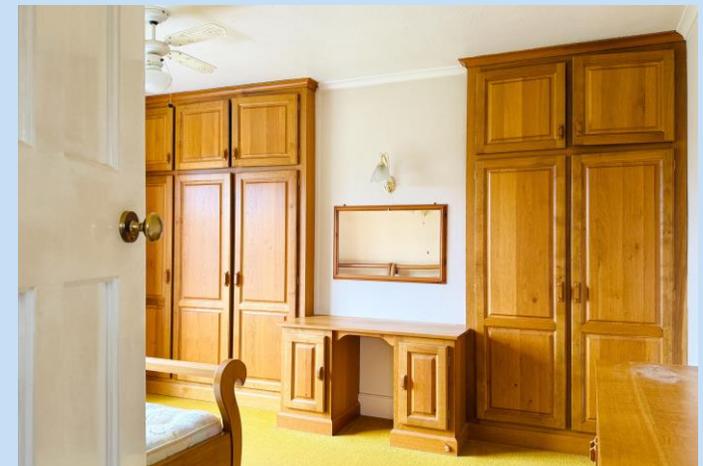
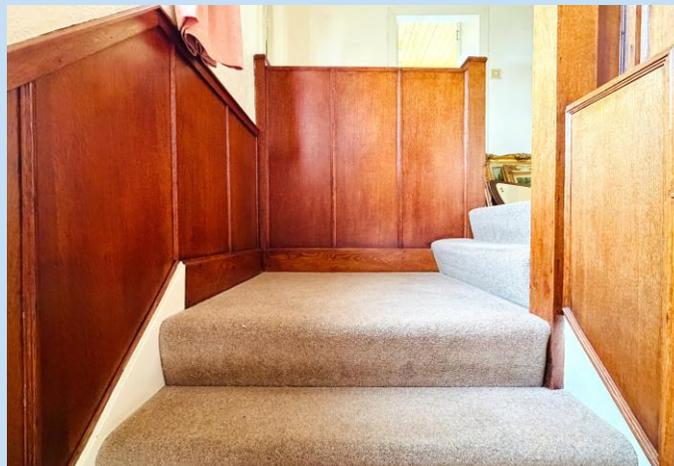
Broadband supplier: Virgin Media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Eon.

Electricity supplier: Eon.





## Energy performance certificate (EPC)

237 Boroughbridge Road  
YORK  
YO26 6AY

Energy rating

**C**

Valid until:

**6 November 2034**

Certificate number:

**9350-2023-8490-2704-3301**

Property type

Semi-detached house

Total floor area

126 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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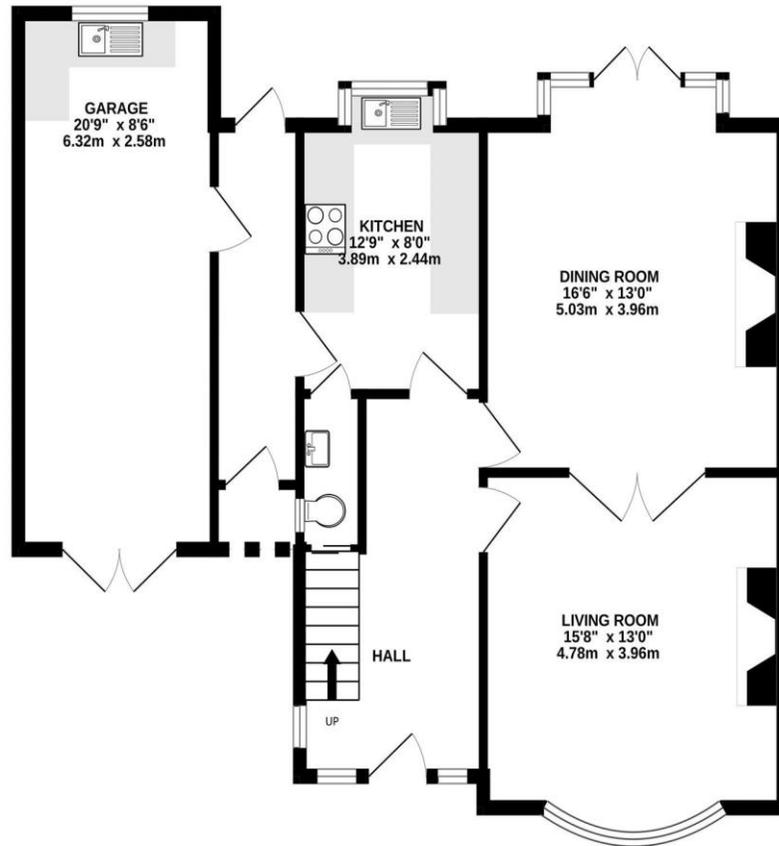
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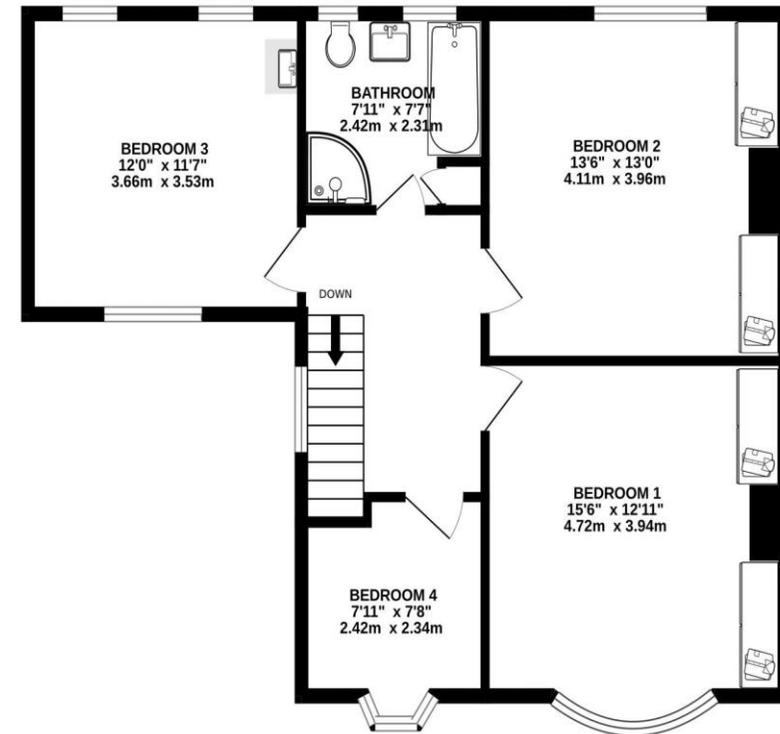
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**BISHOPS**  
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**GROUND FLOOR**  
782 sq.ft. (72.7 sq.m.) approx.



**1ST FLOOR**  
688 sq.ft. (63.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1470 sq.ft. (136.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DISCLAIMER**

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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.