Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

2 Hereford Way Boroughbridge

York, YO51 9PA

£380,000

4 2 3 B

NEW PRICE: STANDING PROUDLY ON A COMMANDING CORNER PLOT WITHIN THIS WELL REGARDED MODERN DEVELOPMENT, THIS IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME OFFERS EXCELLENT SPACE, VERSATILITY AND CONTEMPORARY COMFORT. ARRANGED OVER TWO FLOORS AND EXTENDING TO MULTIPLE RECEPTION ROOMS, THE FIRST FLOOR INCLUDES A SUPERB PRINCIPAL SUITE WITH DRESSING ROOM AND GENEROUS EN SUITE. OUTSIDE, THE PROPERTY IS COMPLEMENTED BY OFF STREET PARKING, A GARAGE, AND A BEAUTIFULLY ARRANGED SOUTH FACING GARDEN WITH A GENEROUS PAVED TERRACE AND ENCLOSED LAWN—IDEAL FOR FAMILIES AND OUTDOOR ENTERTAINING

MILEAGES: RIPON - 7.5 MILES, HARROGATE - 10.5 MILES, EASINGWOLD - 12 MILES, YORK - 18 MILES, (DISTANCES APPROXIMATE)

Reception Hall, Sitting Room, Dining/ Family Room, Home Office, Kitchen Diner, Utility Room, Cloakroom/WC

Principal Bedroom Suite with Dressing Room and En-Suite, Three Further Bedrooms, Family Bathroom

South Facing Part Wall Rear Garden, Driveway Parking and Garage

A composite part glazed entrance door with glazed over light opens into an inviting RECEPTION HALL, a generous space where stairs rise to the first floor. Practical storage is provided by an understairs recess and a useful media cupboard to the side.

The CLOAKROOM/WC is appointed with a pedestal wash hand basin, tiled splashback and low suite WC with tiled shelf above.

Full depth SITTING ROOM centred around a recessed bay window. French PVC doors, framed by tall, glazed side panels, open directly onto a south facing terrace and shaped garden creating an indoor/outdoor connection. A central media plate with TV points and power sockets is neatly positioned.

Across the hallway sits a formal DINING/ FAMILY ROOM, ideal for entertaining or as a flexible family room, featuring a recessed bay window and additional side window adding light from two elevations.

A further reception room offers versatility as a HOME OFFICE or potential fifth bedroom if required.

The KITCHEN DINER is fitted with a contemporary suite of white gloss cabinetry with chrome handles and timber effect work surfaces with matching up stands. Integrated appliances include an electric hob with stainless steel chimney extractor above, electric oven, full size dishwasher and fridge freezer.

An archway leads through to a UTILITY ROOM, with matching units, plumbing for laundry appliances, PVC window and the wall-mounted boiler.

First Floor Landing enjoys a rear facing window and a hatch provides access to the loft. Double doors open to a shelved laundry cupboard housing the pressurised hot water cylinder.

The PRINCIPAL BEDROOM SUITE is a generous room with dual front windows and a media plate with TV point.

A door leads to a walk in DRESSING ROOM with frosted window and twin hanging rails.

The EN-SUITE includes a walk in thermostatically controlled shower, vanity mounted basin with gloss-fronted storage drawers, tiled splashback, shaving point, extractor fan, low suite WC and frosted window.

There are THREE FURTHER BEDROOMS, of which there are two comfortable doubles positioned to the front and rear.

The FAMILY BATHROOM features a white suite comprising panel bath with chrome mixer tap, tiled surround, pedestal wash hand basin with mixer tap, low-suite WC and frosted PVC window.

OUTSIDE - The front garden is neatly arranged, mainly laid to lawn behind maturing clipped hedges giving an element of privacy. A side driveway provides off street parking and leads to the GARAGE (21ft 1 x 11ft 7) with metal up and over door with power and light.

A timber side gate opens into the SOUTH FACING REAR GARDEN, a beautifully arranged outdoor space featuring a generous paved terrace and shaped lawn, all enclosed by a curved wall and timber fencing. Ideal for families, pets and outdoor dining.

LOCATION - Boroughbridge lies approximately 12 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

POSTCODE - YO51 9PA
COUNCIL TAX BAND - E
TENURE - Freehold (Communal Maintenance charge of £185 per year)
SERVICES - Mains water, Electricity, Drainage and Gas Central Heating

DIRECTIONS – From Boroughbridge High Street proceed north along New Row turning left on to Wetherby Road and then right into the Meadowfields development proceed to a T-junction where upon No 2 can be found on the immediate left hand side.

VIEWINGS - Strictly by appointment with the sole selling agents, Churchills . Tel: 01423 326889 Email: easingwold@churchillsyork.com

Agents Notes: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN

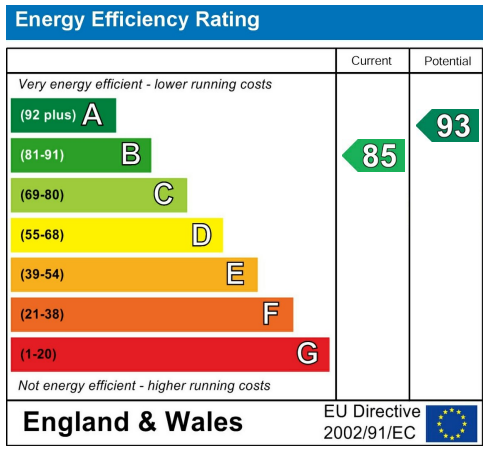
SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent

TOTAL FLOOR AREA - 1484 sq ft (138 sq m)

Churchills
Selling & Letting Properties Throughout Easingwold & The Surrounding Villages.
FREE VALUATIONS
NO SALE NO FEE
COMPETITIVE FEES
ESTAS
Scan for an instant valuation of your home

LOCATION

EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Byrne House Chapel Street, Easingwold, YO61 3AE
Tel: 01347822800 Email: easingwold@churchillsyork.com www.churchillsestateagents.co.uk