



Hereford Way, Boroughbridge

£475,000

Stephensons
estate agents & chartered surveyors

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Hereford Way,
York YO51 9PA

Est. 1871

£475,000

A well-presented five-bedroom detached home offering generous accommodation throughout, including two en-suite bedrooms. The property benefits from a spacious kitchen/dining room with integrated appliances, a utility room, and a well-proportioned sitting room. To the outside is a driveway suitable for multiple cars leading to an integral garage, paired with generous landscaped gardens.

Entered via a spacious reception hall with a useful cloakroom cupboard with the staircase rising to the first floor. Understairs storage has been thoughtfully fitted, making excellent use of the space.

Off the reception hall, the generous sitting room includes a bay window with fitted blinds, enjoying views over the front garden and communal green.

The kitchen/dining room is well-appointed with matching high and low-level storage cupboards and a range of integrated appliances including a dishwasher, fridge/freezer, oven and gas hob with inset sink and drainer. There is space for a dining table and further freestanding furniture, as well as french doors opening out into the garden beyond. Leading off is a practical utility room with a rear access door and plumbing for a washing machine, with a downstairs WC off, comprising a wash hand basin and low-flush WC.

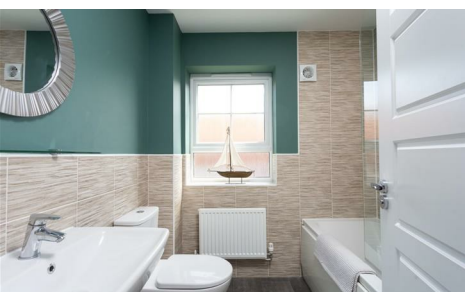
To the first floor, the landing includes both loft hatch and airing cupboard. The principal bedroom sits to the front elevation with ample freestanding unit space and a



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.



well-appointed en-suite comprising part-tiled splashbacks, low-flush WC, wash hand basin and an enclosed shower.

Bedroom two is again a spacious double with an en-suite with part-tiled splashbacks, low flush WC, wash hand basin and an enclosed shower.

Bedroom three is a good-sized double to the rear elevation with ample space for freestanding storage.

Bedroom four is a further spacious double benefiting from a Velux roof light, with space for freestanding storage.

Bedroom five is a single room which could equally serve as a home office, and includes a useful above-stairs storage cupboard.

Completing the property is the house bathroom featuring part-tiled splashbacks to all sides, including a wash hand basin, low flush WC, and a bath with shower over, with a glass shower screen.

The rear garden is generous in size, predominantly laid to lawn and includes an extended patio which leads directly off the rear elevation, paired with a large timber pergola with external lighting intertwined. To the back of the rear garden is a raised decking with adjacent raised plant beds.

To the front of the property there are herbaceous gardens and a large driveway suitable for multiple vehicles leading to the spacious integral single garage, benefiting from an EV charger on the external wall.

Partners:

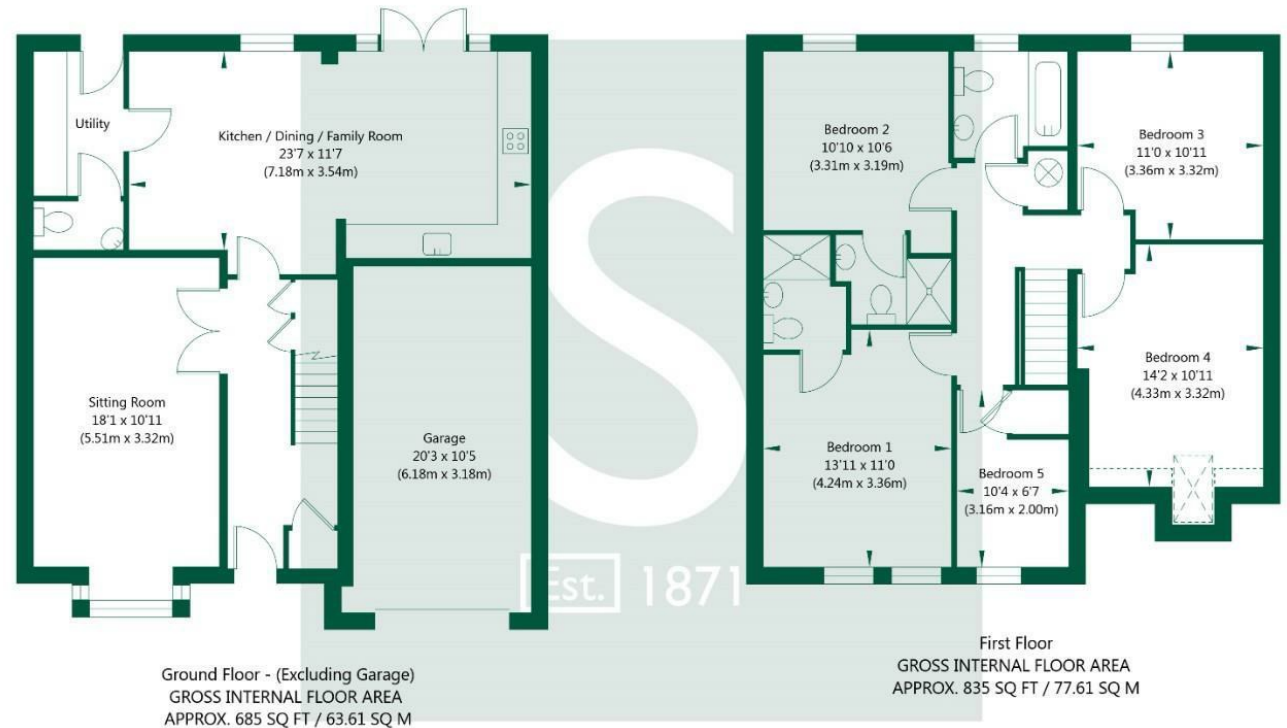
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1520 SQ FT / 141.22 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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