







St. James Meadow, Boroughbridge
£1,250 Per Month

A modern 3 bedroom semi-detached property nestled on St James Meadow cul-de-sac, which offers extended living accommodation to include a stylish dining/kitchen, separate utility, garden room, lounge and three well proportioned bedrooms. An early viewing is strongly advised.











The property is entered via a composite door with double glazed glass panels into a reception hall with wooden laminate flooring. The reception hall features a single radiator, staircase leading off, and a cloakroom/WC.

The sitting room has a feature gas fire place and uPVC double glazed windows to the front with fitted blinds. An arch leads from to the garden/dining room with large uPVC double glazed French doors leading out to the garden. There is a separate utility room positioned between the garden room and dining/kitchen which has laminated wooden worktops with ceramic tiled splashbacks to three sides with an inset sink and dish drainer. Included in the utility room is freestanding appliance space, plumbing for a washing machine, gas central heating boiler, single radiator and a generous under stairs storage cupboard.

The dual aspect kitchen/dining room is by far the highlight of this property with dove grey soft close high and low level storage cupboards to three sides and blue quartz worktops with inset four point induction hob and a sink unit. Integrated oven and dishwasher and additional space for a freestanding fridge/freezer. A uPVC double glazed back door leads out into the garden.

The first floor landing features a uPVC double glazed opaque window and loft hatch access into a partially boarded loft. Positioned at the front of the property is the generous principal bedroom with fitted corner wardrobes and bed side cabinet. The bedroom includes a television aerial point, single radiator and uPVC double glazed windows.

Also positioned to the front of the property is bedroom three which would be ideal as a single bedroom or home office. This room includes a single radiator, uPVC double glazed windows and an above stairs storage cupboard.

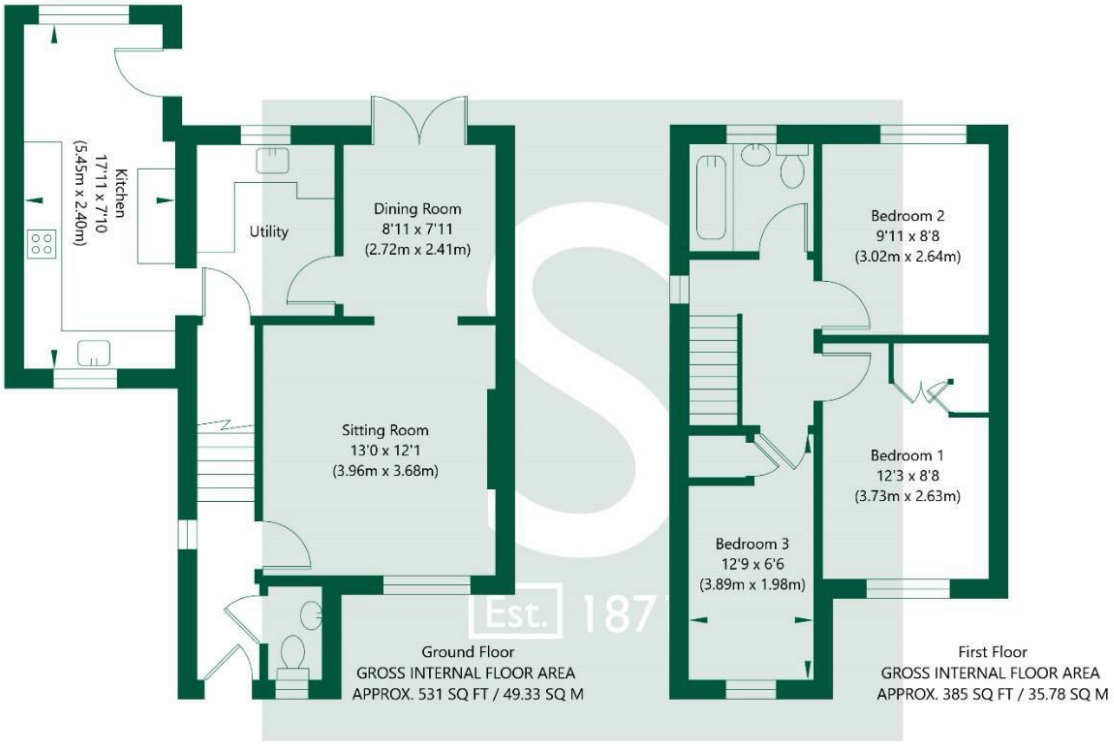
Bedroom two is located to the rear and includes a single radiator and uPVC double glazed windows overlooking the garden.

The house bathroom features mosaic style splashbacks to three sides, an over the bath shower, low flush WC, standing wash hand basin, a wall mounted mirrored cupboard and a heated towel rail.

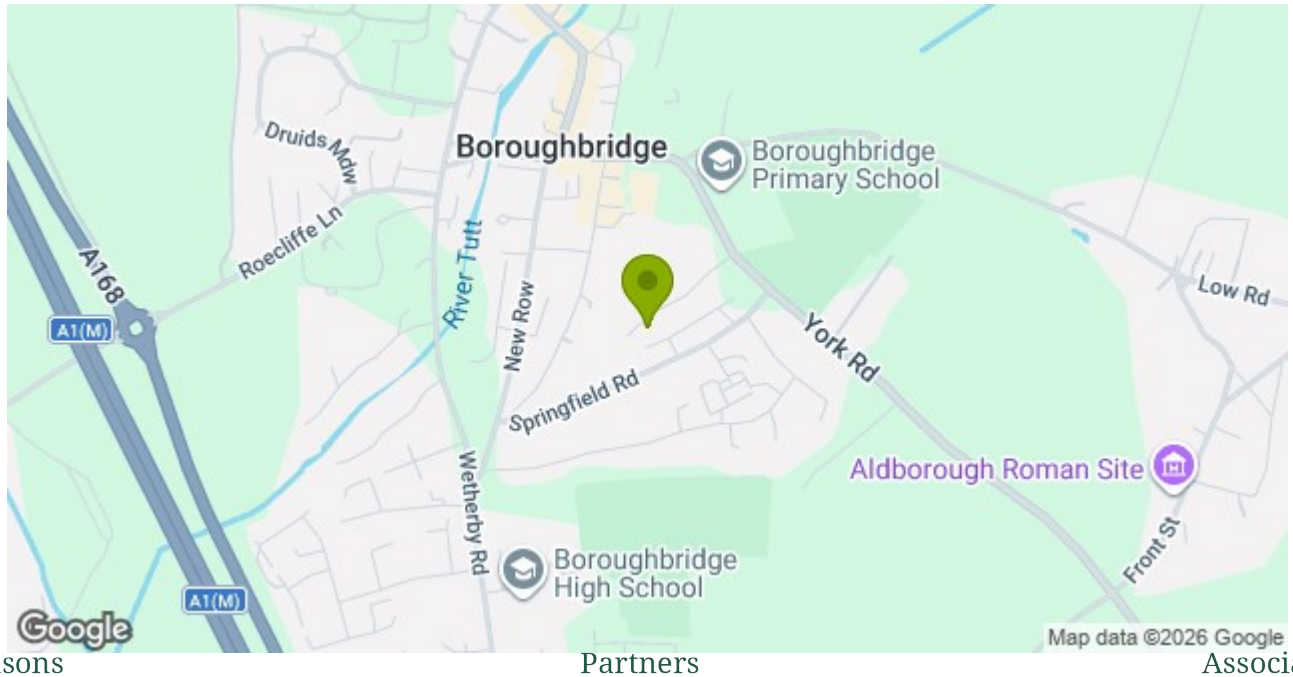
To the front of the property there is a two car tandem driveway made up of both block paving and pebbles, outside tap. At the front there is also a variety of shrubbery surrounding a decked area for seating.

The enclosed, low maintenance rear garden is laid with stone flags with a tree to the far corner. Included in the rear garden is a timber built shed.

St James Meadow, Boroughbridge, York, YO51 9NW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 916 SQ FT / 85.11 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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