

Davis
Lund

Hereford Way
Boroughbridge
North Yorkshire
YO51 9PA

Guide Price £55,000





Accommodation

SHARED OWNERSHIP - A delightful two bedroom terraced house, offering an enviable position on an ever popular development to the outskirts of Boroughbridge and enjoying a lovely open outlook to the rear. Completed in 2025, the property reveals well maintained neutral accommodation and a good size enclosed rear garden, whilst off street parking is also available.

Offered for sale on a 25% shared ownership basis (approximately £405 rent currently paid monthly on the subsequent 75%), the property is ideal for first time buyers wanting to get on the property ladder.

On entering the property, there is an entrance hall with stairs rising to the first floor. There is an open plan kitchen/diner/living room, perfect for entertaining and family living. The kitchen is fitted with a range of modern units, some integrated appliances and tiled splashbacks, whilst a large cupboard adds additional storage. From the kitchen, there is a WC and rear entrance hall, providing access to the garden. Rising to the first floor, there is a landing with loft access. The main bedroom is a good size, with an over stairs cupboard providing handy storage. There is a further well-proportioned bedroom with fitted storage and the house shower room, which is part tiled and fitted with a white suite, including a large walk in shower. The property also benefits from gas central heating and double glazing.

Externally there are open front garden, with a pathway leading to the front door. Gated access leads to the enclosed rear garden, with fenced boundaries and designed for ease of maintenance, being a mix of patio and gravel. There is an allocated parking space and further guest parking is available.

Situated on the outskirts of Boroughbridge, the property offers ease of access to a range of amenities, both in Boroughbridge itself and the neighbouring towns/cities, including Harrogate, Ripon and Thirsk. The property is also ideally located for commuters, offering ease of access to the A1(M) and beyond.

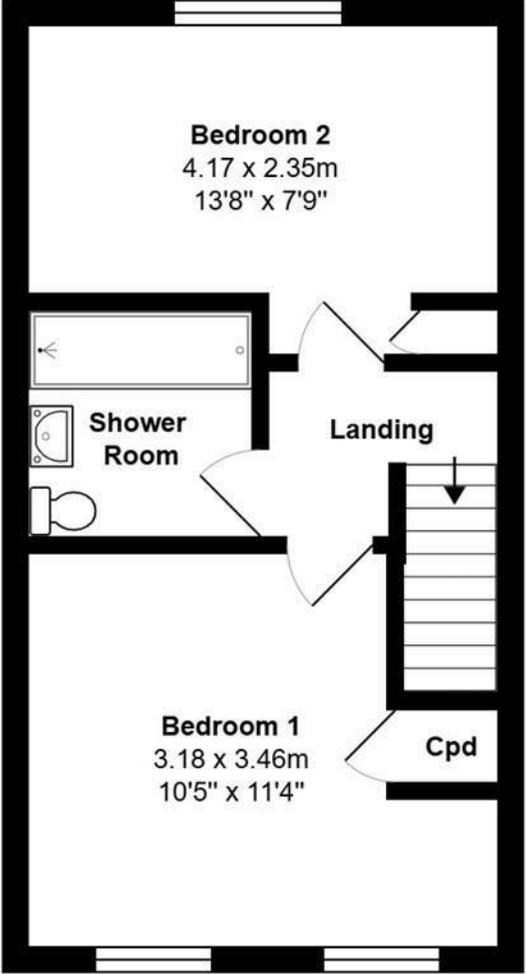
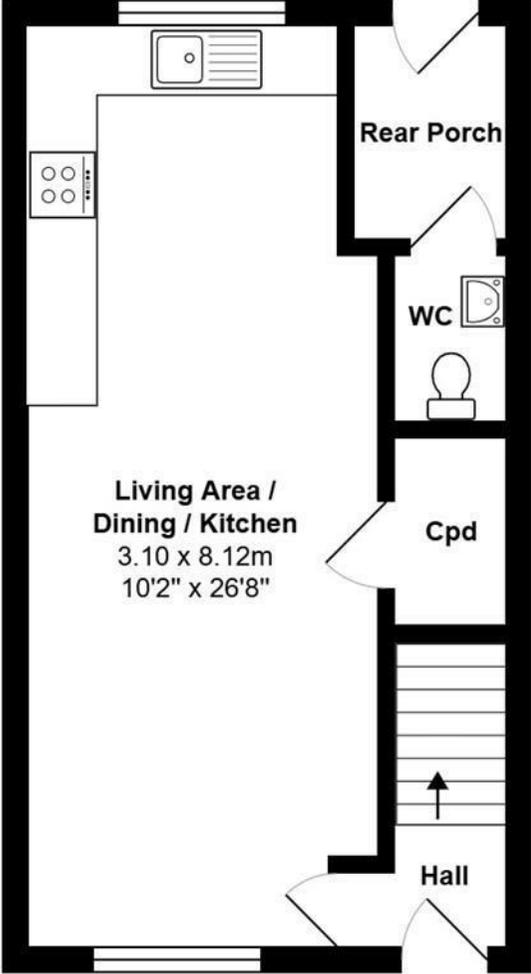
An early viewing is advised on this great starter property, which makes for an energy efficient home and still with the remainder of the new build warranty in place.

The property is subject to a local connection clause, full details available on request. Estate charges of approximately £20 are paid monthly, in addition to the monthly rent.



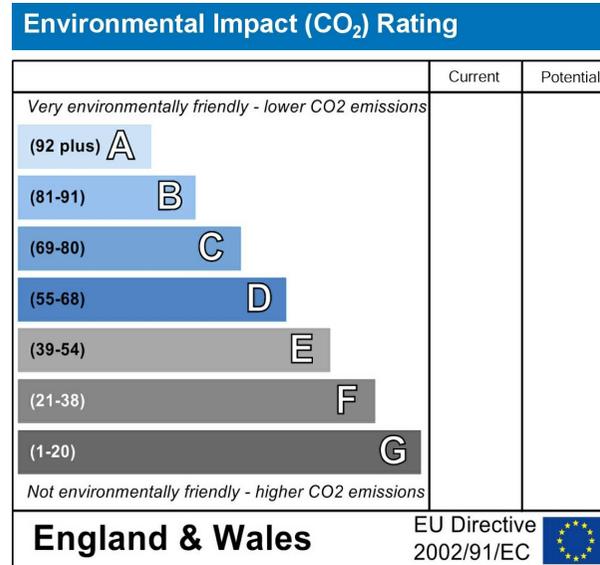
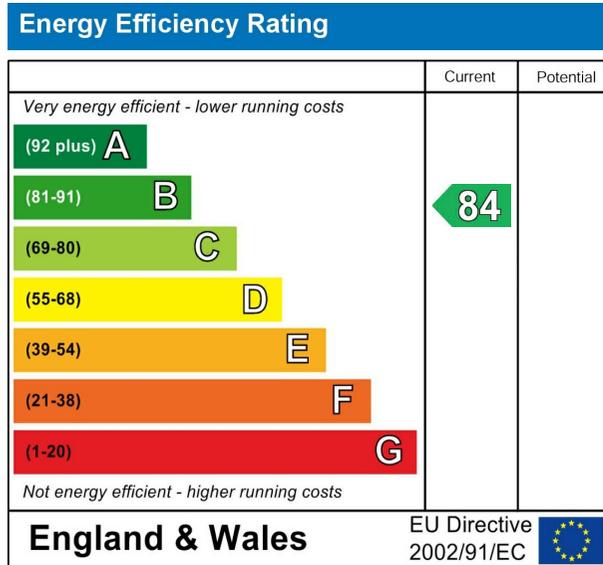


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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