



## Ladywell Road, Boroughbridge Guide Price £360,000

A fabulous 3 bedroom detached bungalow in a highly regarded residential location of Boroughbridge featuring a 22'2" (6.75m) long lounge/dining room, kitchen and a bathroom with both a bath and a separate walk-in shower.

\*\*\* ATTACHED GARAGE & SOUTH FACING REAR GARDEN \*\*\*





## Inside

An L-shaped reception and inner hallway leads off into a 22'2" (6.75m) long lounge/dining room with sliding double glazed doors out into the south facing rear garden and a kitchen, featuring a range of base and wall storage cupboards and a built-in electric oven and gas hob complemented by freestanding appliance space and a door out to the side.

The sensibly separated sleeping area of the bungalow provides 3 double bedrooms (1 with fitted wardrobes) and a bathroom with both a bath and separate walk-in shower.

Other internal features of note include gas fired radiator central heating (new boiler in December 2022) and double glazing.

## Outside

A sloping driveway provides parking and access into an attached single garage.

The delightful south facing rear garden features a lawn and established flowerbed borders with a timber built garden shed (in need of repair/replacement) to the side.

## Energy Efficiency

The property's current energy rating is D (65) and has the potential to be improved to an EPC rating of B (81).

## Services

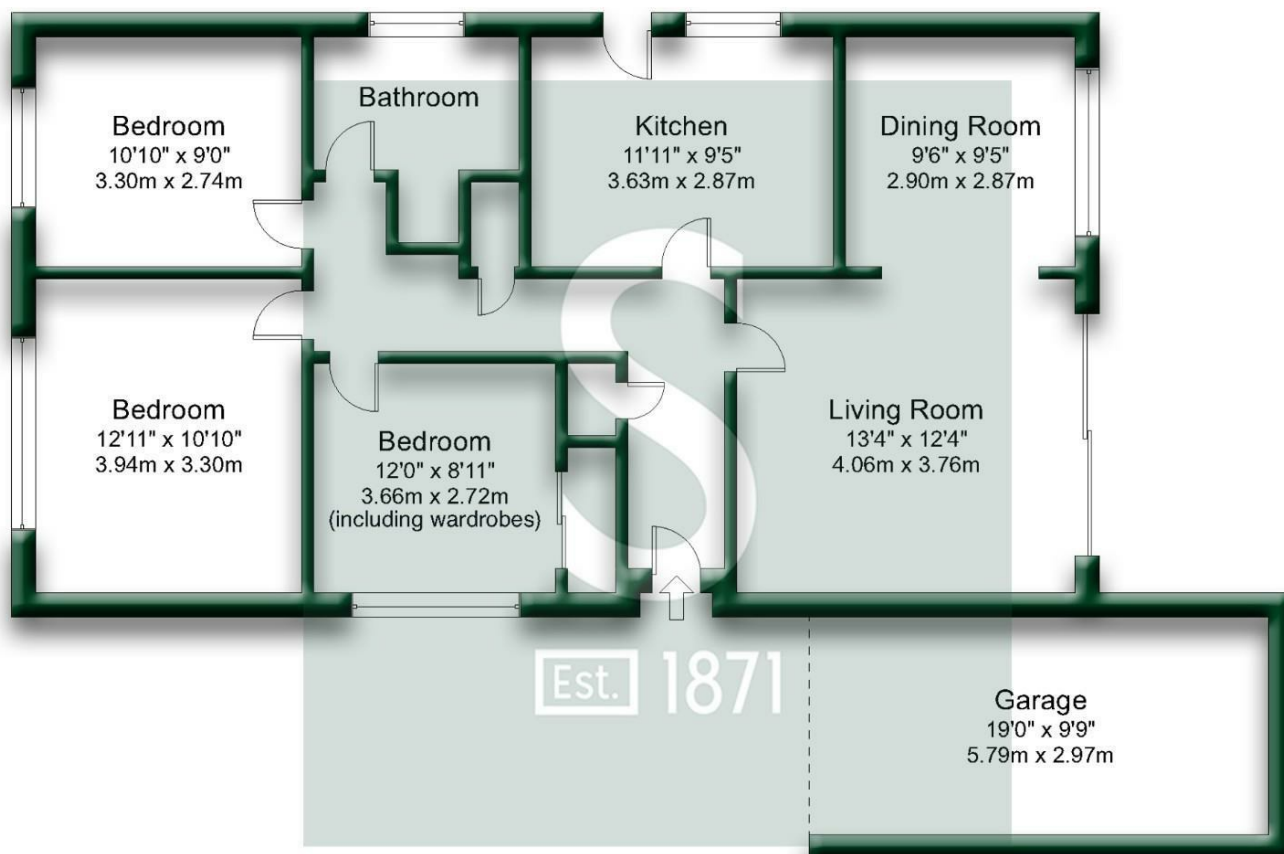
We have been informed by the Vendor that all mains services are connected to the property.

## Tenure

We have been informed by the Vendor that the property is freehold.

## Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is D. The postcode for the property is YO51 9HL.



Gross internal floor area excluding Garage (approx.): 87 sq m (936 sq ft) Not to Scale. Copyright © Apex Plans.



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

## Associates

CS Hill FNAEA  
 N Lawrence

