



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

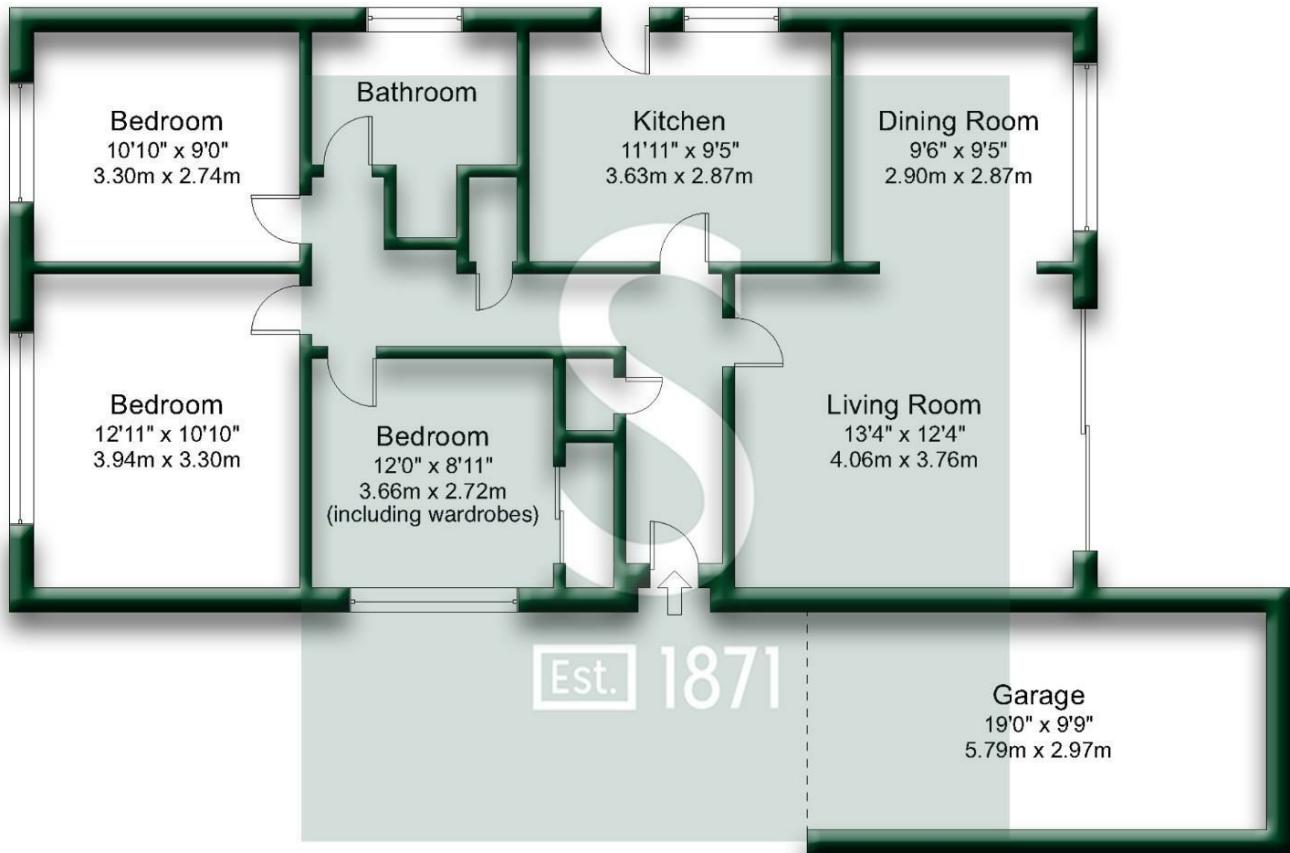
We have been informed by the Vendor that all mains services are connected to the property.

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 Y051 9HL.



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



Stephensons

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Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
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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

