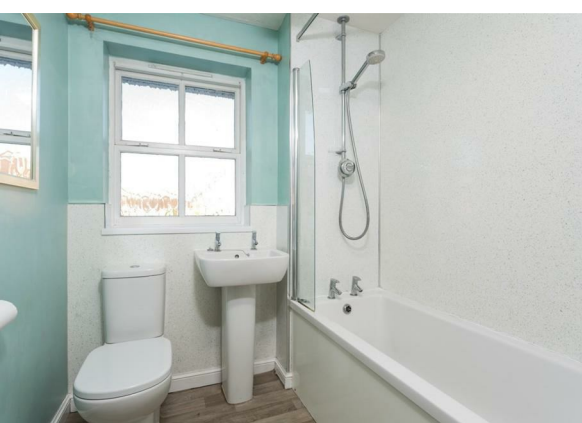




*** SOLD BY STEPHENSONS ***

Guide Price £270,000

*** North Yorkshire's Largest Independent Estate Agent ***



Accommodation

The property is set within this secluded cul de sac within walking distance of Boroughbridge High Street and offers quick and easy access to the A1 motorway.

The property is being offered for sale with both vacant possession and no onward chain and is to be of certain interest to young families and professional couples.

Internally, the property is entered from the front into an entrance hall with radiator and staircase leading to the first floor accommodation.

The principal reception room is a spacious through lounge with dining area and having an ornamental fireplace with marble hearth. The living room includes two separate radiators as well as a television aerial point and built-in under stairs storage cupboard.

The property's kitchen is located at the rear having a range of built-in base units to two sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with tiled splashbacks. Included within the sale is a design integrated Hotpoint electric oven with four point AEG gas hob unit and extractor canopy. The kitchen provides plumbing for a dishwasher, space for a fridge freezer unit and houses the Valiant gas fired central heating boiler. A double glazed rear entrance door leads out onto the gardens beyond. There is a single radiator and tiled flooring.

Located off the kitchen is a downstairs cloakroom having a low flush W.C, pedestal wash hand basin, tiled flooring, and radiator.

The garage has been partitioned into two parts having a utility room, accessed from the kitchen with fitted worktop.

The first floor landing houses the airing cupboard with hot water cylinder and electric immersion heater. The master bedroom is located at the front having a bay window to the front elevation, single radiator and walk through dressing area with twin mirror fronted wardrobes.

There is an ensuite shower room having a low flush W.C, pedestal wash hand basin and walk-in shower cubicle with full height tiled splashbacks. The ensuite also includes a mounted towel rail and radiator. Bedrooms two and three are located at the rear, both of which benefit from double glazed casement windows and radiators.

Finally, there is a house bathroom having a re-fitted white suite comprising of a low flush W.C, pedestal wash hand basin and inset panelled bath with wall mounted shower attachment and full height waterproof panelled surround. The bathroom also includes a radiator and mounted towel rail.

To The Outside

The property is accessed directly off Hunters Row onto a front driveway which provides off street parking and which in turn accesses the integral garage with up and over garage door, light, and power.

Directly to the front of the property is a covered storm porch which steps out onto a lawned front garden in addition to an herbaceous border adjoining the front elevation.

Running full width across the rear elevation is a flagged patio with a rectangular garden beyond being centrally laid to lawn with raised herbaceous side border. There is a flagged pathway which runs from front to rear, and a lockable garden gate gives access out onto the rear alleyway beyond. The rear garden is enclosed to all sides by fenced boundaries.

Energy Efficiency

The property's current energy rating is D (66) and has the potential to be improved to an EPC rating of B (82).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

Council Tax: C - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

Additional Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

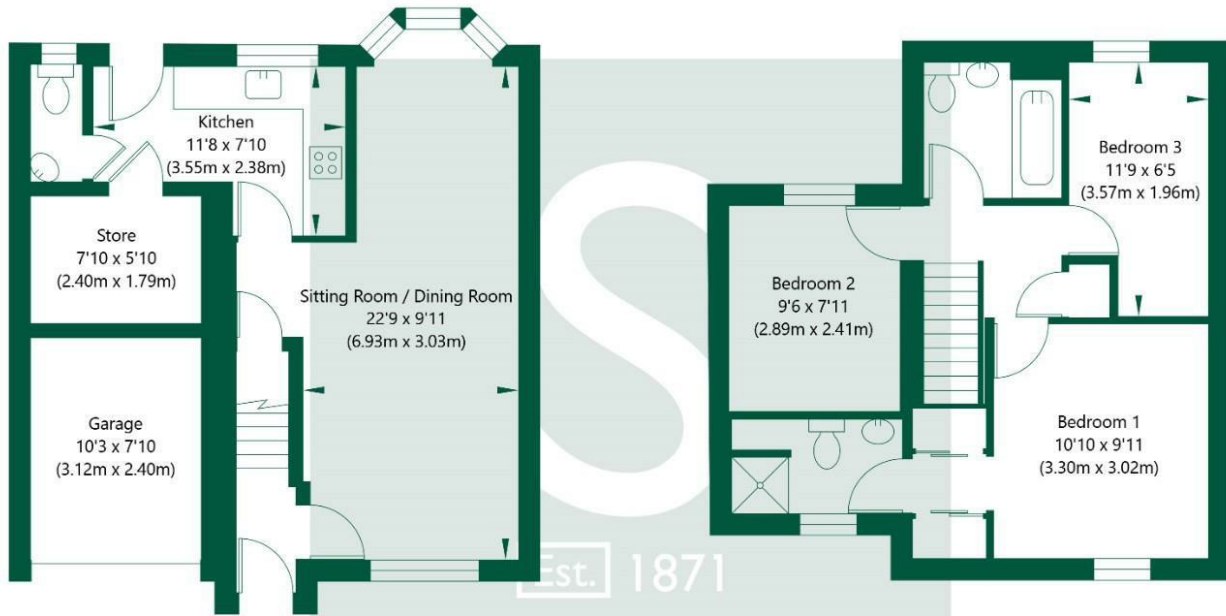
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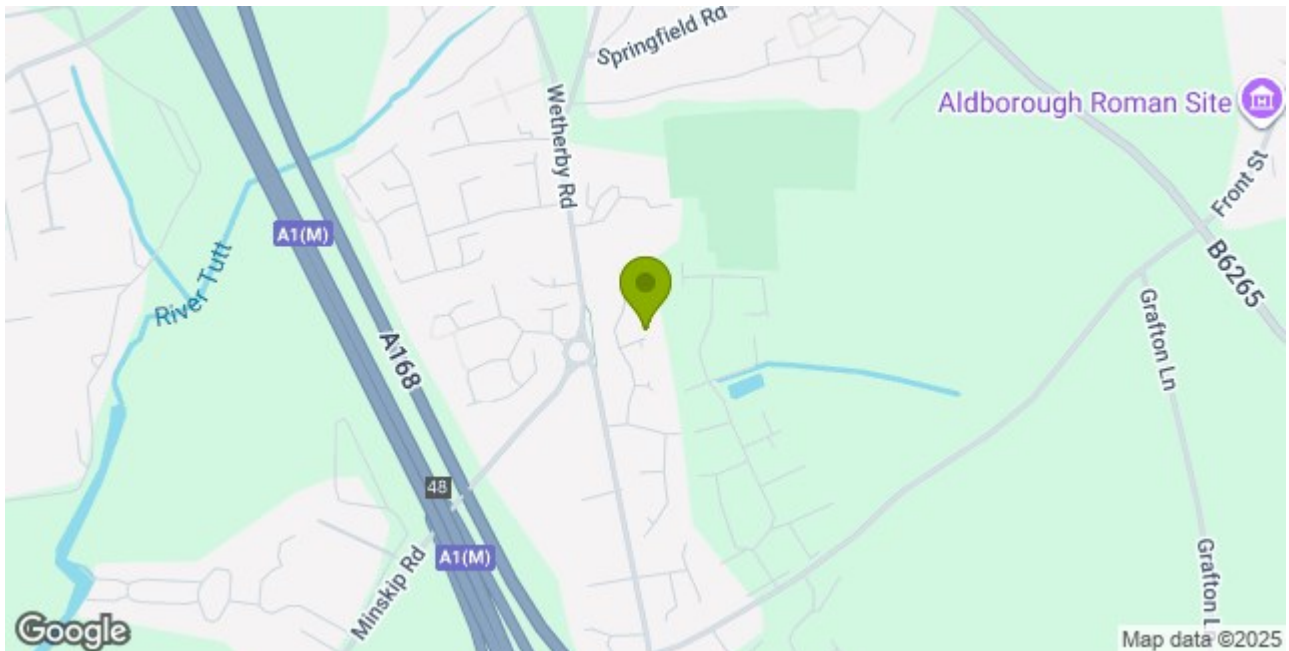
Hunters Row, Boroughbridge, York, YO51 9PE



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 420 SQ FT / 39.04 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 428 SQ FT / 39.79 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 848 SQ FT / 78.83 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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