



Hereford Way, Boroughbridge Asking Price £425,000

** NO FORWARD CHAIN **

A fabulous detached family home within this highly sought after development occupying a choice corner plot position. The property boasts in excess of 1450 sq. ft. of modern living accommodation including a fabulous master bedroom with dressing room and ensuite. Crucially, the property is available for sale with vacant possession and no forward chain.



Accommodation

A modern composite front door opens to an entrance hall with doors to the ground floor and stairs leading to the first floor as well as a ground floor WC.

A door from the entrance hall leads through to a large spacious principal reception room, over 17ft in length with a bay window to the front elevation and patio doors to the rear.

The extensive kitchen/dining room benefits from a stylish fitted kitchen with a range of wall and base units, and some integrated appliances including fridge, freezer and dishwasher. Accessed off the kitchen is a useful utility room.

The ground floor accommodation is completed by a dining room with bay window to the front elevation and a useful study.

On the first floor there are 4 bedrooms with the master bedroom benefitting from a walk-in dressing room and high end stylish en-suit shower room.

The house bathroom is part tiled with a modern, white three piece bathroom suite briefly comprising a panelled bath, pedestal wash hand basin and low flush WC.

To The Outside

Outside the front garden is mainly laid to lawn with off road parking for multiple cars via a drive way to the side, leading to a detached single garage.

To the rear is an enclosed, private garden, mainly laid to lawn with a pleasant patio area.

Energy Efficiency

The property's current energy rating is B (85) and has the potential to be improved to an EPC rating of A (93).

Additional Information

Tenure: Freehold

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

Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: E - North Yorkshire Council

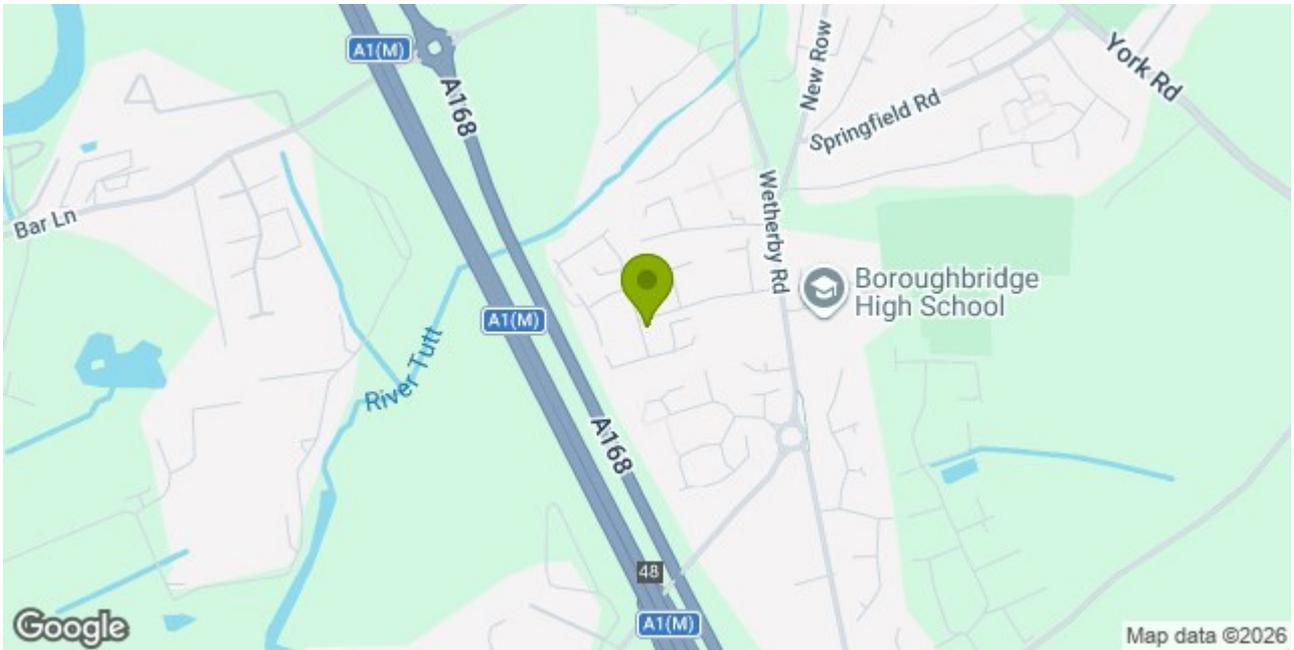
Current Planning Permission: No current valid planning permissions

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

Hereford Way, Boroughbridge, York, YO51 9PA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1482 SQ FT / 137.64 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Partners

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- 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
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Associates

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