



Ladywell Road, Boroughbridge

£375,000

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# S

Ladywell Road,  
York YO51 9HL

Est. 1871

£375,000

Positioned on the ever so popular Ladywell Road, is this three bedroom semi-detached property which has benefited from a course of tasteful improvements and renovation. Featured in the property is a sitting room with log burner, open plan kitchen/dining area, conservatory, house bathroom, loft room, south facing garden, driveway and garage.

Entered via an entrance hall featuring LVP flooring which extends across the entirety of the ground floor accommodation.

From the entrance hall is the generous sitting room with log burner acting as the focal point of the room, there is a staircase leading off, and a doorway which leads into the open plan kitchen/dining area with an adjacent under stairs storage cupboard.

The kitchen/dining area runs the length of the rear elevation, with sliding doors leading into the conservatory. The kitchen boasts matching high and low level storage cupboards and worktops with a sink incorporated and has a range of integrated appliance to include oven, microwave, dishwasher, fridge/freezer, and centrally positioned is a separate island with four ring electric hob and extractor canopy.

From the kitchen is a hallway which leads to the properties side access door, and features a newly installed downstairs cloakroom/WC, and an integral garage door.



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  
EPC: C (73)  
Current Planning Permission: No current valid planning permissions

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



On the first floor are three bedrooms and a house bathroom. The principal bedroom is on split levels with ample space for a dressing table and freestanding storage, stepped down from here is an area suitable for a double bed. Bedroom two is a well proportioned double with further freestanding storage space, whereas bedroom three is currently utilised as a dressing room/walk in wardrobe, but could be used as a study.

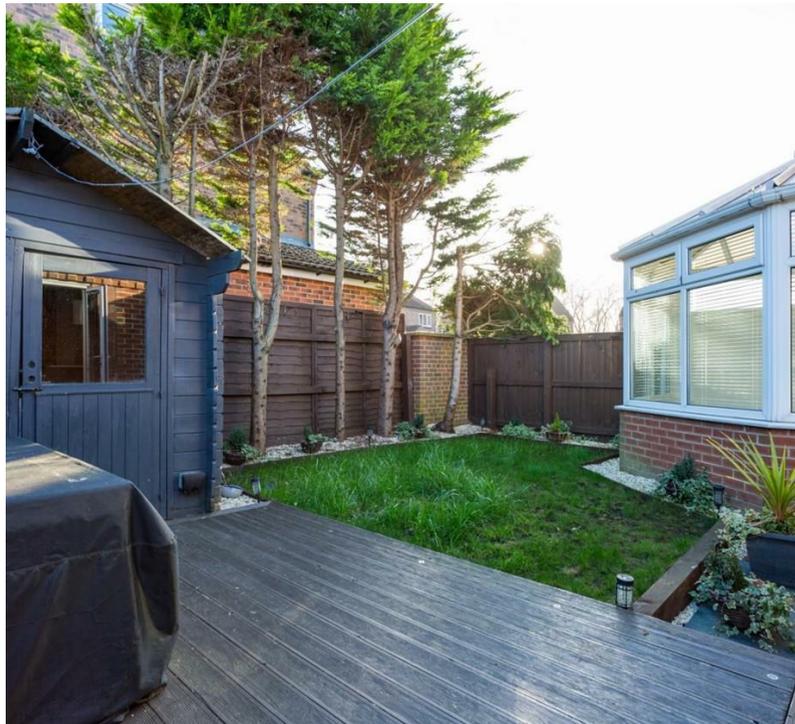
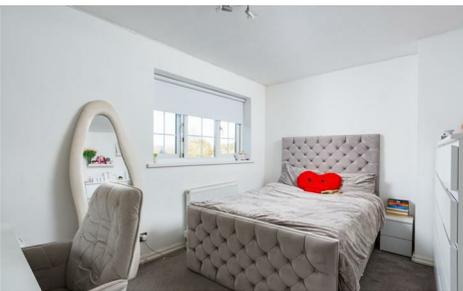
The house bathroom has surrounding full height tiled splash backs, low flush WC, a wall mounted wash hand basin, large corner bath with shower attachment and also an enclosed shower cubicle with both rain & hand held shower attachment with a large fitted ledge/shelf and splash backs to three sides.

Completing the property is the studio which is located on the second floor and captures plenty of natural light via its South facing velux roof light.

To the front of the property is the brick paved driveway suitable for multiple cars, which in turn leads up to the properties garage/storage with adjacent side access into the rear garden.

The rear garden is South facing and features a mix of stone flagged paving, timber decking, lawn and a row of trees nicely lined across the rear boundary. The rear garden is completed with its timber built summerhouse which benefits from both power & light.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



## Partners:

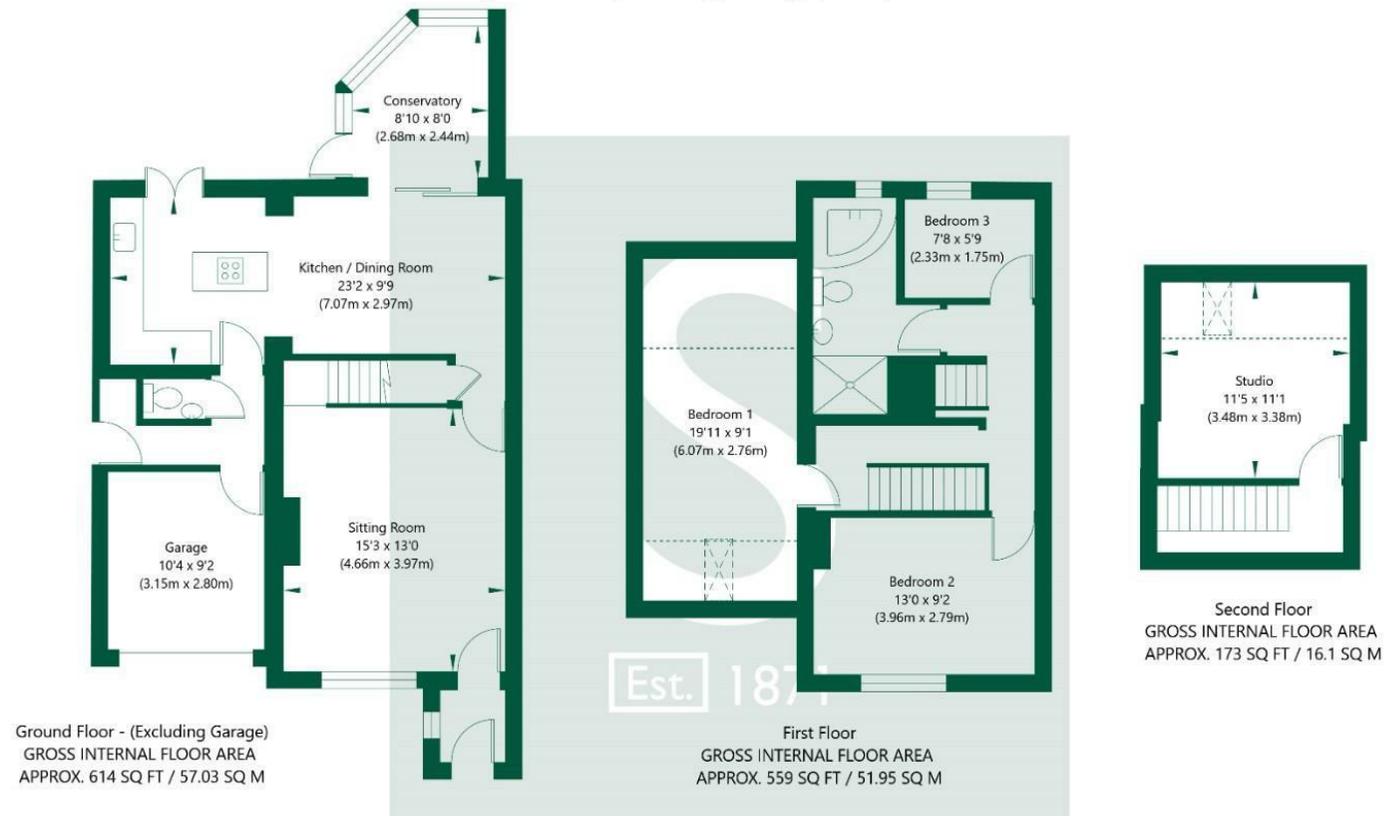
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1346 SQ FT / 125.08 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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