



Arrows Terrace, Boroughbridge, York Guide Price £259,995

A surprisingly spacious 3 bedroom semi-detached property enjoying a cul-de-sac position on the fringes of Boroughbridge and featuring an en-suite shower room, larger than average conservatory, off road parking and a good sized rear garden.

*** NO ONWARD CHAIN ***



Inside

An entrance hall leads into a sitting room with feature fireplace and a separate dining room which in turn leads off into a spacious centrally heated conservatory and a kitchen with a range of base and wall storage cupboards, integrated gas hob and fan assisted double oven, freestanding appliance space and a useful larder cupboard. The ground floor also features a stylish bathroom with D shaped bath, built-in storage cupboards and a heated towel rail.

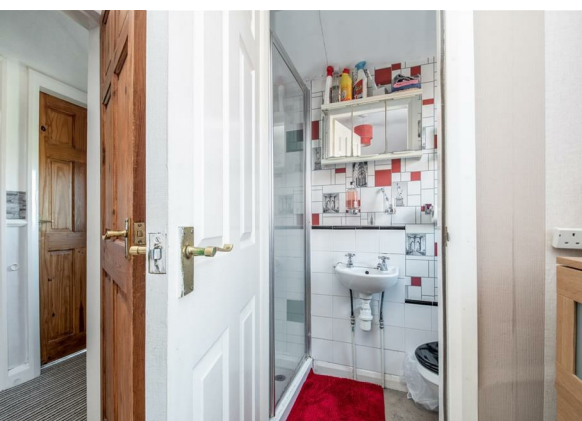


The first floor landing leads off into 3 bedrooms, 1 with en-suite shower room and 1 with rear garden and Devil's Arrows views.

Other internal features of note include gas fired radiator central heating and double glazing.

Outside

The front garden is mainly laid to lawn and a driveway provides off road parking. The good sized rear garden features a generous paved seating area, lawn, vegetable plot and 2 useful storage sheds.



Energy Performance

The property's energy rating is D (60) and has the potential to be improved to an EPC of C (78).

Tenure

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

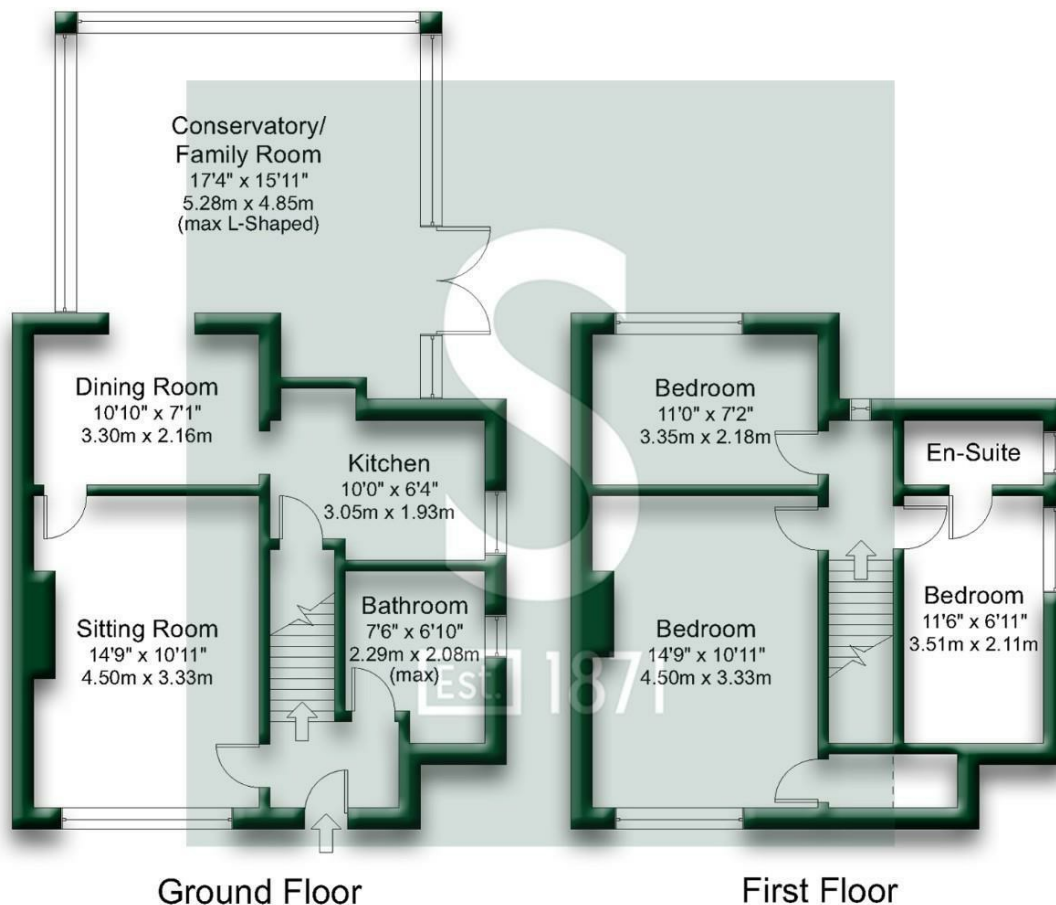
Services

We have been advised by the Vendor that all main services are connected to the property

Council Tax & Postcode

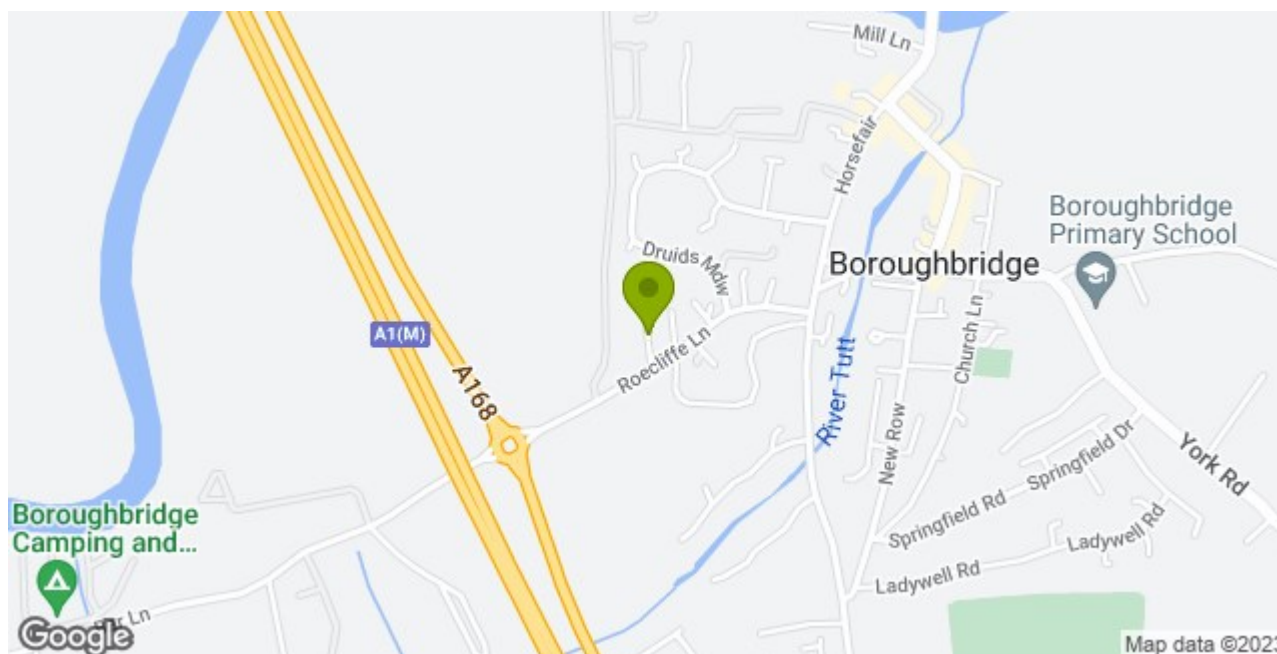
This property is within North Yorkshire Council and the tax band is C. The postcode for the property is YO51 9LR.





Gross internal floor area (approx.): 99.5 sq m (1,072 sq ft)

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