



## Manor Drive, Boroughbridge Guide Price £279,995

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A flexible and well presented dormer bungalow sat within private gardens, featuring ground and first floor bathrooms, and a detached garage.





## Foreword

Situated within this desirable cude sac location and offering quick and easy access to Boroughbridge town centre, is this well presented semi-detached bungalow which is being offered for sale with both vacant possession and no onward chain.

## Accommodation

Internally the property is entered via a uPVC framed double glazed front door into a spacious reception hall and staircase leading to the first floor accommodation with a built-in understairs storage cupboard. The hall includes a radiator, thermostatic control panel and coved cornices.

The principal reception room is a spacious lounge located at the front of the house having a living flame coal effect gas fire set on a crushed stone hearth with a matching surround. The lounge includes a television aerial point and double radiator.

The property's kitchen is positioned at the rear of the house, having a range of built-in base units to four sides with laminated worktops and an inset ceramic sink unit with drains. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen includes a built-in Stoves electric oven and grill with a separate four point gas hob unit and brushed stainless steel extractor canopy. There is plumbing for an automatic washing machine and built-in fridge unit. A uPVC framed double glazed side entrance door leads out onto the driveway beyond.

There is a separate dining room with flexibility to become a fourth bedroom, having uPVC framed double glazed French doors to the rear elevation leading out onto the garden beyond. The dining room has a radiator and coved cornices.

The main bedroom is located at the front of the house being a spacious double with radiator and coved cornices.

There is a second ground floor bedroom and it also has a radiator and coved cornices.

The ground floor accommodation is completed by a modern shower room which has a low flush WC, contemporary wash hand basin and walk-in shower cubicle with full height tiled splashbacks. There is a heated chrome towel rail and vinyl flooring.

The first floor landing has a double glazed Velux rooflight and built-in eaves storage accommodation.

The loft has been skillfully converted in the past to include a further double bedroom with radiator and a Velux rooflight.

Positioned across the landing is a separate shower room, having a low flush WC, wash hand basin and walk-in shower cubicle with tiled splashbacks. The bathroom also houses the Worcester gas fired central heating boiler and has a Velux rooflight and radiator.

## To The Outside

The property is accessed off Manor Drive onto a substantial blocked paved front and side driveway which provides off-street parking for numerous vehicles. The driveway in turn accesses the detached garage which has an up and over garage door and is equipped with electric light and power.

A blocked paved pathway and flagged patio adjoin the front elevation with the front garden itself being laid to lawn with surrounding herbaceous borders. There is gated access through into the rear garden beyond.

The rear garden is low maintenance in nature, having two separate flagged patios with a central lawn and herbaceous borders.

The rear garden is private and enclosed to all sides by fenced boundaries and there is secondary garage access.

The property benefits from gas fired central heating and uPVC framed double glazing throughout and is certain to be of interest to professional couples, small families and retirees.

## Energy Efficiency

The property's current energy rating is D (63) and has the potential to be improved to an EPC rating of B (85).

## Additional Information

Tenure: Freehold

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

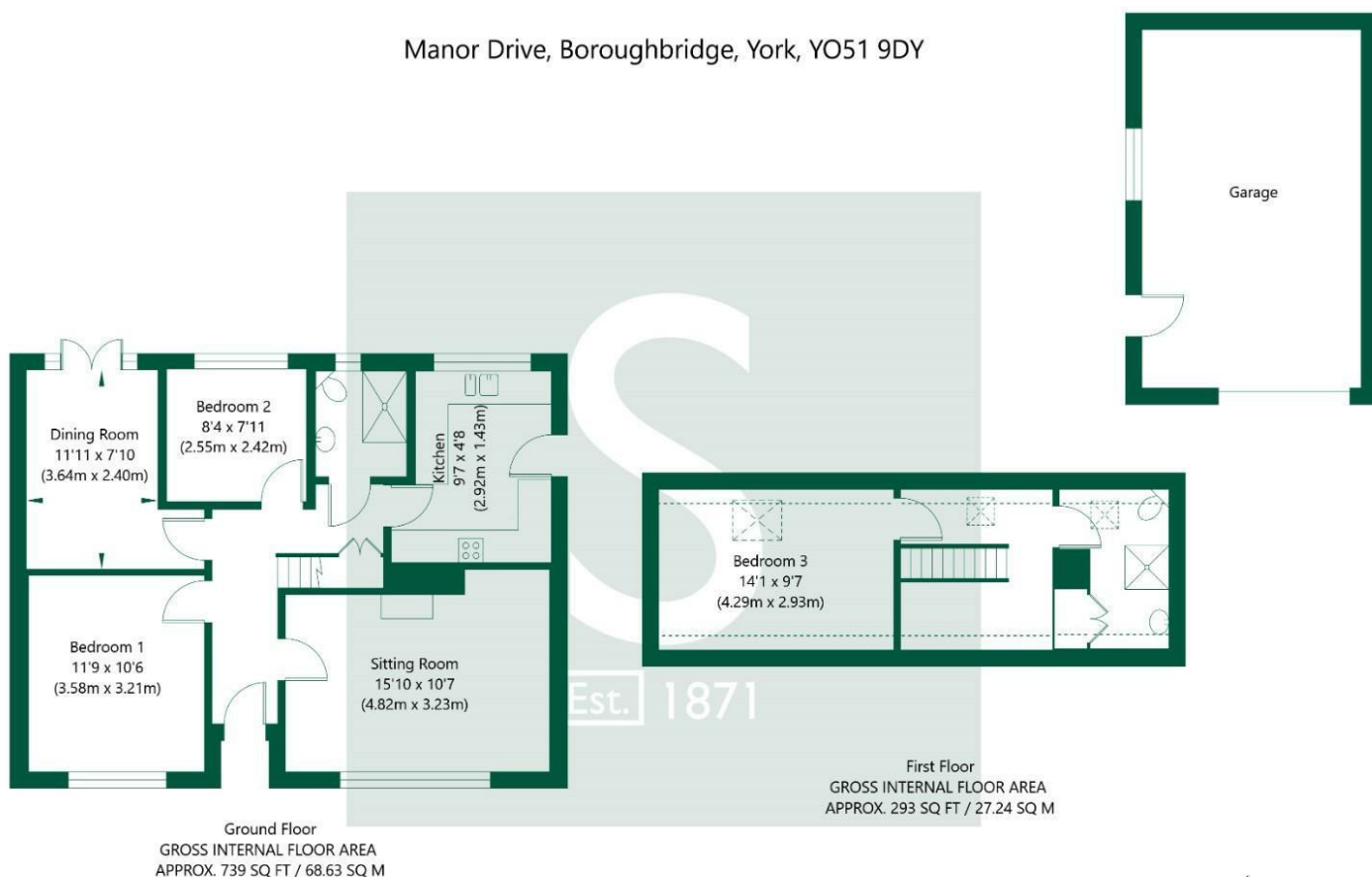
Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: C - North Yorkshire Council

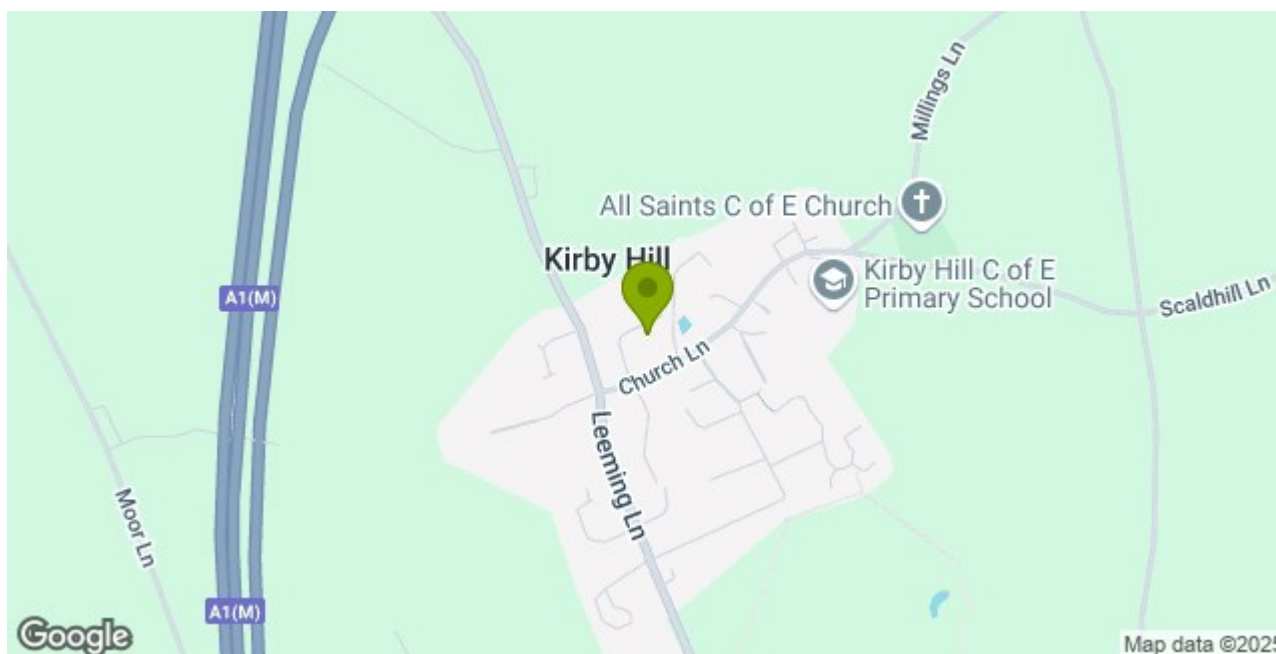
Current Planning Permission: No current valid planning permissions

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

Manor Drive, Boroughbridge, York, YO51 9DY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1032 SQ FT / 95.87 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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