



21 Ladywell Road, Boroughbridge, York, YO51 9HL

£340,000



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IN ONE OF BOROUGHBRIDGES MOST SORT AFTER STREETS A 2 BEDROOMED DETACHED BUNGALOW OFFERING SURPRISINGLY SPACIOUS ACCOMMODATION HAVING SCOPE TO UPDATE AND EXTEND WITHIN A SHORT WALK OF THE TOWNS AMENITIES. ALL SET WITH GENEROUS MATURE GARDENS AND NO ONWARD CHAIN

Description

A UPVC double glazed entrance door opens to a: SPACIOUS 'L' SHAPED RECEPTION HALL – with loft access. To one side a useful cupboard which is shelved and railed.

The LOUNGE extends to over 17ft in length with features an electric fireplace with timber effect inset, hearth and mantle, with double glazed bay windows overlooking the front lawned gardens.

KITCHEN BREAKFAST ROOM fitted with a range of cupboard and drawer wall and floor units, tiled mid-range. Stainless steel sink unit with side drainer and mixer tap beneath a double glazed window overlooking the mature lawned gardens. Freestanding electric cooker with extractor over. A glazed door accesses a useful rear REAR LOBBY with double glazed window to the side glaze uPVC window and door to the rear the garden. A personal timber door leads through to the garage.

BEDROOM 1 including a range of fitted wardrobes revealing hanging rail and shelves, window to the rear elevation overlooking the established gardens. BEDROOM 2- With aspect facing the front lawned gardens. REFITTED SHOWER ROOM - Tiled walls, panelled generous walk-in shower cubicle, vanity basin, low suite WC. To one side useful cupboard housing this property mains gas boiler which is shelved with storage below.

OUTSIDE enjoys an established position fronting Ladywell Road , approached between a stone build dwarf wall onto a driveway providing off street parking for a number of vehicles and under a carport, in turn leading to a: ATTACHED BRICK BUILT GARAGE (17'6 x14') with up and over metal door to front, personal access door to side, windows to two sides, light and power. The driveway is flanked by established neatly maintained lawns. At the rear is a further lawned garden generous in size. There is a paved patio area and central path leading down to the very rear garden and further patio to the corner. Useful Timber garden shed.

LOCATION Boroughbridge lies approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

TENURE - FREEHOLD - POSTCODE - YO51 9HL - COUNCIL TAX BAND – D - SERVICES - Mains water, electricity and drainage, with gas fired central heating.

DIRECTIONS - From our central Boroughbridge office, proceed onto York Road and turn left onto New Row. Proceed for some distance and turn left onto Ladywell Road, whereupon No.21 is positioned on the left hand side, identified by the Churchills 'For Sale' board.



Features

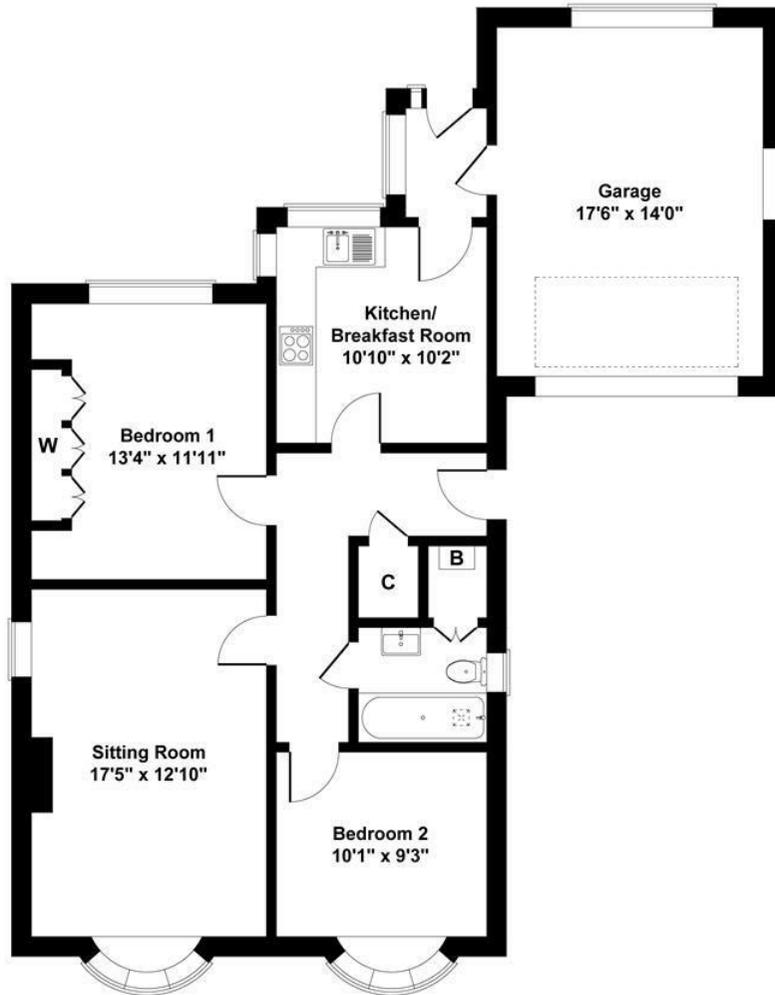
- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SURPRISINGLY SPACIOUS
- SCOPE TO UPDATE AND EXTEND
- GAS FIRED CENTRAL HEATING
- SHOWER ROOM/WC
- UPVC DOUBLE GLAZING
- GENEROUS MATURE GARDENS
- SHORT WALK OF THE TOWNS AMENITIES
- NO ONWARD CHAIN



FLOOR PLAN

21 Ladywell Road, Boroughbridge. YO51 9HL

Approximate Gross Internal Area
1056 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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