



21 Springfield Drive  
York, YO51 9ED  
Guide price £390,000





EXCEPTIONALLY WELL PRESENTED END OF TERRACE FAMILY HOME SITUATED IN A POPULAR RESIDENTIAL AREA WITHIN WALK DISTANCE TO LOCAL SHOPS SCHOOLS AND AMENITIES  
TWO RECEPTIONS ROOMS ONE WITH WOOD BURNING STOVE  
EXTENDED DINING KITCHEN, UTILITY ROOM AND GROUND FLOOR WC  
FOUR BEDROOMS WITH ENSUITE AND MAIN BATHROOM  
OUTBUILDING FULLY POWERED WITH AMPLE CHOICES OF USE  
ENCLOSED REAR GARDEN WITH ELETRIC GATES PROVIDING PARKING FOR A NUMBER OF VEHICLES.



## Description

Situated in the picturesque town of Boroughbridge, York, this exceptional end-of-terrace property on Springfield Drive offers an outstanding living environment suitable for both families and individuals. Featuring four spacious bedrooms, this residence provides an abundance of space conducive to comfortable living and personal privacy.

The house includes two welcoming reception rooms, one with wood-burning stove, ideal for entertaining guests or enjoying tranquil evenings with family. The thoughtfully designed layout facilitates a seamless flow from one room to another, fostering a warm and inviting ambiance throughout the home.

The well-appointed dining family kitchen supports modern living, accompanied by a ground floor water closet and a utility room. Furthermore, the property contains a contemporary bathroom and an en-suite bathroom attached to the main bedroom, thereby streamlining morning routines and accommodating the demands of a busy household. The design is intentional in its dual focus on relaxation and functionality, making it a prime candidate for those in search of a spacious family residence.

Externally, the property features an enclosed rear garden that is accessible via an electric gate, along with an outbuilding currently functioning as a gym, equipped with a bar and living area. Ample parking is available for up to four vehicles, ensuring convenience for both residents and visitors.

This remarkable property on Springfield Drive represents not merely a house, but a potential haven for the creation and preservation of valuable memories for years to come. Whether one seeks to establish permanent residence or invest in a family home, this dwelling is destined to impress. Prospective buyers are encouraged to seize the opportunity to make this exceptional house their new home.

## Location

The town of Boroughbridge is situated on the route of the former Great North Road which was the link between London and Edinburgh. The town has grown over the years and now offers a traditional high street of independent shops, a large Morrisons supermarket, doctor and dental surgeries, a public transport service that connects to York, Harrogate and Ripon. A number of high street banks, main post office and library. Boroughbridge is well placed for access to the

Yorkshire Dales and North York Moors National Parks; as well as being ten miles from Fountains Abbey, which is a designated World Heritage Site. The Spa town of Harrogate and the Cathedral City of York are a short drive and offer a wider range of shopping facilities, theatre, cinema and train service that connects to Leeds, London and Edinburgh.









# Springfield Drive, Boroughbridge, YO51

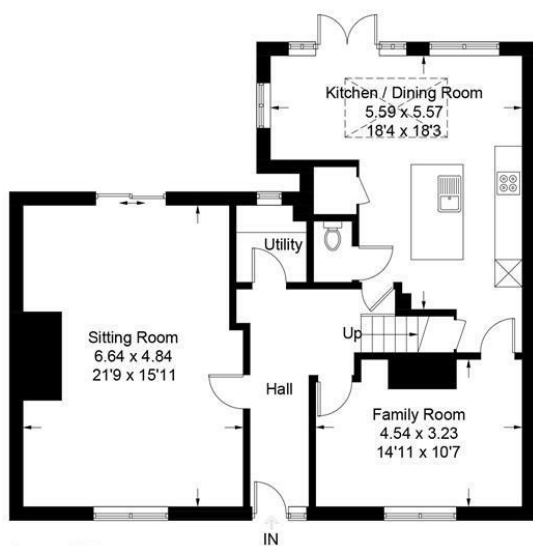
Approximate Gross Internal Area = 161.0 sq m / 1733 sq ft  
(Excluding Reduced Headroom)

Reduced Headroom = 3.9 sq m / 42 sq ft

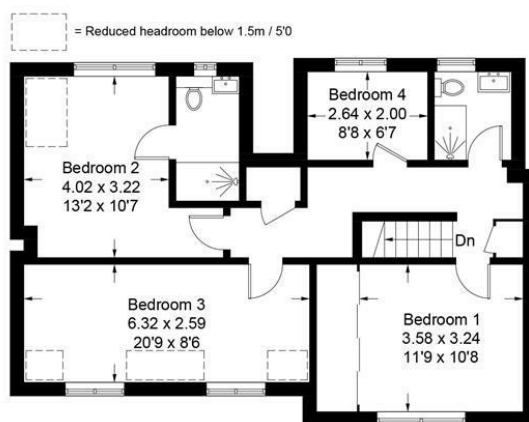
Outbuilding = 40.8 sq m / 439 sq ft

Garage = 17.5 sq m / 188 sq ft

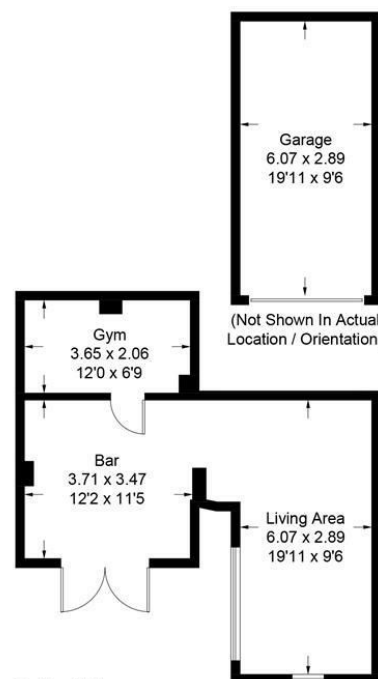
Total = 223.2 sq m / 2402 sq ft



Ground Floor



First Floor



Outbuilding  
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1267885)

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			
FUI Directive			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
FUI Directive			

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