



8 Springfield Drive  
Boroughbridge, York, YO51 9ED

Offers in excess of £280,000





WITHIN WALKING DISTANCE OF LOCAL SHOPS SCHOOLS AND AMENITIES  
THREE BEDROOMED MID TERRACE WITH DOUBLE GARAGE  
SITTING ROOM, EXTENDED DINING KITCHEN, UTILITY ROOM AND GROUND FLOOR WC  
USEFUL LOFT ROOM WITH HEATING AND VELUX  
FRONT AND REAR GARDENS  
GAS CENTRAL HEATING, OFF STREET PARKING TO THE REAR  
EPC TO FOLLOW



## Description

Nestled in the charming town of Boroughbridge, York, this delightful house on Springfield Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The layout of the house promotes a warm and welcoming atmosphere, making it an ideal setting for family gatherings or quiet evenings in.

The property features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The overall design of the house maximises natural light, creating a bright and airy environment throughout.

Situated in a desirable location, this home benefits from the amenities of Boroughbridge, including shops, schools, and parks, all within easy reach.

In summary, this house on Springfield Drive presents an excellent opportunity for those looking to settle in a vibrant and welcoming neighbourhood. With its spacious living areas and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your own.

## 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.









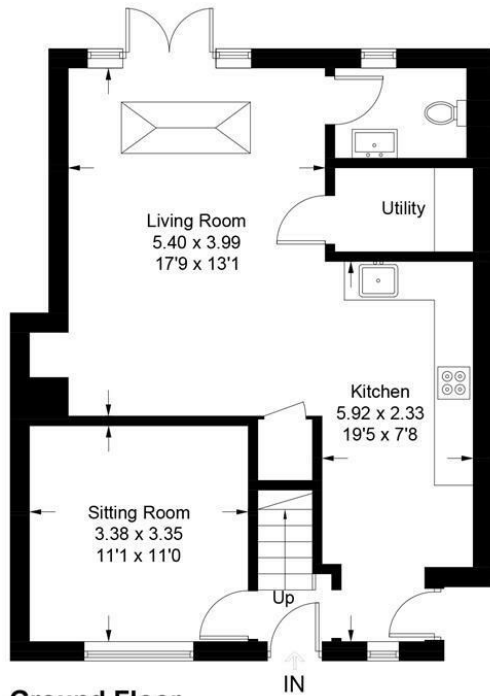


# Springfield Drive, Boroughbridge, YO51

Approximate Gross Internal Area = 112.0 sq m / 1205 sq ft  
(Excluding Restricted Use Area)

Restricted Use Area = 6.9 sq m / 74 sq ft

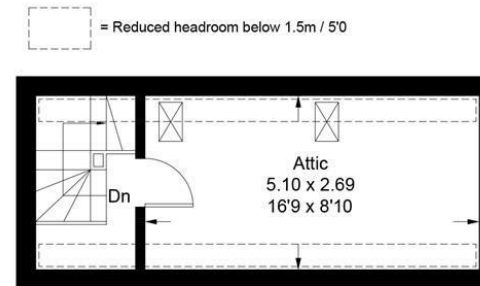
Total = 118.9 sq m / 1279 sq ft



Ground Floor



First Floor



Second Floor

illustration for identification purposes only. measurements are approximate, not to scale  
Pursuant to RICS Property Measurement 2nd Edition  
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| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| 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) <b>A</b>                                              |  |         |           |
| (81-91) <b>B</b>                                                |  |         |           |
| (69-80) <b>C</b>                                                |  |         |           |
| (55-68) <b>D</b>                                                |  |         |           |
| (39-54) <b>E</b>                                                |  |         |           |
| (21-38) <b>F</b>                                                |  |         |           |
| (1-20) <b>G</b>                                                 |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| FUI Directive                                                   |  |         |           |

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