

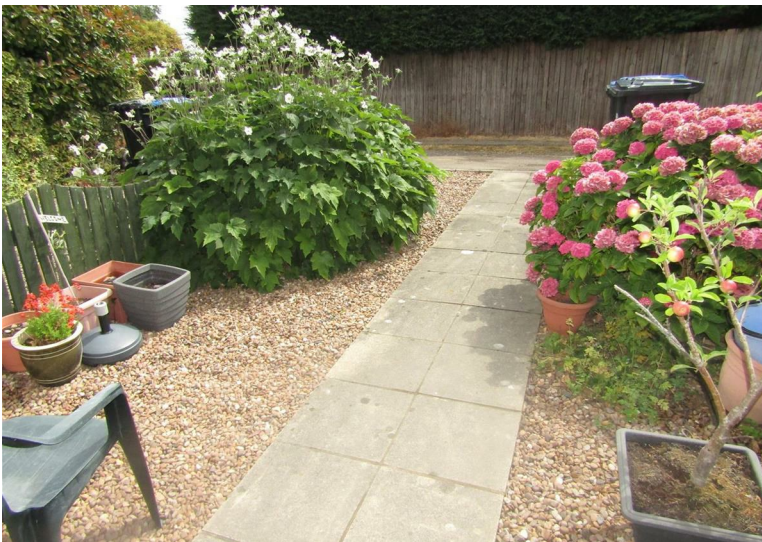


78 Druids Meadow
Boroughbridge, York, YO51 9NF

Guide price £187,000



ONE BEDROOMED MID TERRACE WITH ALLOCATED PARKING
SITUATED ON DRUIDS MEADOW, BOROUGHBIDGE
POPULAR CUL DE SAC LOCATION
REAR GARDEN OVERLOOKING A GREEN
PORCH, SITTING ROO, KITCHEN, FIRST FLOOR BEDROOM AND BATHROOM
WALKING DISTANCE OF BOROUGHBIDGE CENTRE AMENITIES
NO ONWARD CHAIN EPC COUNCIL TAX BAND A



Description

This charming one-bedroom home at No. 78 Druids Meadow is nestled within a well-regarded cul-de-sac development, providing a peaceful retreat that is both manageable and inviting. Ideal for first-time buyers or those looking to downsize, this property features uPVC double glazing and gas-fired central heating throughout, ensuring warmth and comfort year-round.

As you step through the entrance door, you are greeted by a spacious outbuilt reception lobby that sets the tone for the rest of the home. From here, a further door leads into the cosy sitting room, which boasts a large uPVC double-glazed window offering a delightful view of the front garden. This room also includes a practical under-stairs cupboard, perfect for storing your belongings.

Continuing through the sitting room, you'll find yourself in the fitted kitchen. This well-equipped space is adorned with a range of timber-effect fronted cupboards and drawers, complemented by practical wall and floor units. The roll-top preparatory work surfaces are tiled for durability and style, and the kitchen features a built-in hob and electric oven, along with a stainless-steel sink complete with chrome taps and a side drainer. A door to the rear of the kitchen, flanked by windows on both sides, leads you to the garden outside and houses the wall-mounted gas boiler.

Ascending the turned staircase to the first-floor landing, you will discover access to the loft along with doors leading to the various rooms of the upper level. The inviting bedroom one features a window that overlooks the serene front aspect, creating a bright and airy ambience.

The modern three-piece bathroom is well-appointed with a sleek white suite, which includes a bath, a wall-mounted wash hand basin set on a pedestal, and a low-level WC with a concealed cistern, ensuring that this space is both functional and aesthetically pleasing.

Outside, the property boasts low-maintenance gardens both at the front and rear. The front garden includes allocated off-street parking, conveniently situated away from the garden area. The rear garden is fully enclosed, providing privacy and a safe space for relaxation. It features a lovely patio area perfect for alfresco dining, offering pleasant views over the neighbouring green, making it an ideal spot for enjoying the outdoors.

This thoughtfully designed home is in excellent decorative order and presents a wonderful opportunity for comfortable living in a desirable location.

Location

Boroughbridge lies approximately 12 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, banks, 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.

COUNCIL TAX BAND - A

TENURE - Freehold

DIRECTIONS - From our central Boroughbridge office, turn left onto New Row, turn right onto St Helena and right onto Horsefair. Turn left onto Chatsworth Grove and continue onto Druids Meadow, taking the first left whereupon No78 is positioned on the right hand side.

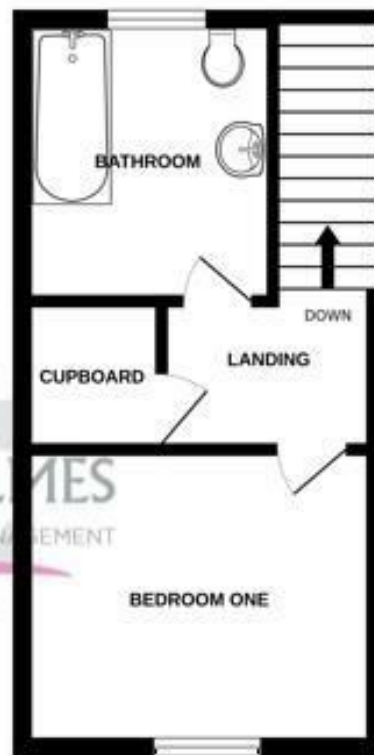




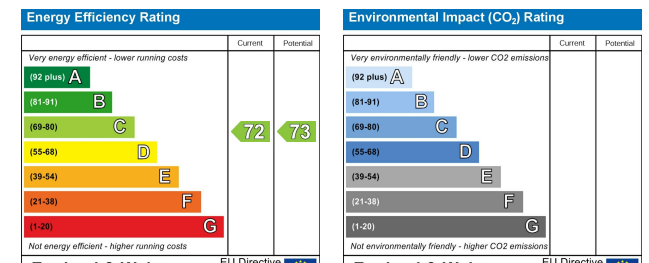
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other detail are approximate and no responsibility is taken for any error.



Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 **e:** lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk