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Boroughbridge Road, York, YO26 6BD

Freehold
Council Tax Band - C

- Substantial Three Bedroom Family Home
- Immaculately Presented Throughout With High End Finish
- Bespoke York Interiors Kitchen And Bathroom
- Bay Fronted Living Room With Feature Fireplace
- Expansive Open Plan Kitchen Dining Living Space
- Turn Key Ready Home Finished With Premium Specification
- Sought After Position With Excellent Access To City
- Bi-Fold Doors Leading To Landscaped Gardens
- Planning Permission For Extension And Loft Conversion
- EPC D



TOTAL FLOOR AREA: 1563 sq. ft. (145.2 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing measurements of rooms and other areas, the agent, in the event of any discrepancy, will refer to the original plans and drawings. It is included in the plan to give a general impression of the layout and is not intended to be used as a guide. The services, systems and appliances shown have not been tested and no guarantee is to their operability. Descriptive purposes only and should be used as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



Boroughbridge Road , York

YO26 6BD

£485,000



Ashtons Estate Agents are delighted to present to the market this superb and substantial family home on Boroughbridge Road. Ideally positioned for easy access to the A64, York city centre, a range of local amenities and highly regarded schools, the property offers both convenience and impressive living space.

From the outset, the home is immaculately maintained and presented to a high standard. A bright entrance hall sets the tone, showcasing a seamless blend of character features and modern family living. To the front, the living room is filled with natural light from the traditional bay window and features a focal fireplace, retaining a wealth of charm.

The true heart of the home lies to the rear, where an expansive open-plan kitchen, dining and living space has been created. The kitchen, bespoke in design and fitted by York Interiors, is finished to a high specification and offers an abundance of cabinetry and integrated appliances, including a wine cooler, along with a hidden pantry cupboard and a dedicated tea and coffee station. A central breakfast bar and ample space for dining and seating make this a superb family and entertaining area. Bifold doors open onto the landscaped garden, while ceiling lanterns and smart lighting enhance the sense of space and light.

A versatile utility room, also suitable as a study, sits just off this space, along with a separate WC completing the ground floor.

To the first floor are three bedrooms. The principal bedroom is positioned to the rear with fitted wardrobes and garden views. The house bathroom, also designed and fitted by York Interiors, is a standout feature, finished in a boutique style with a high level of specification, including a separate bath, walk-in shower and dual sinks. The front bedroom is a spacious double with a bay window, and the third bedroom is ideal as a single room or home office. There is also access to useful attic storage.

