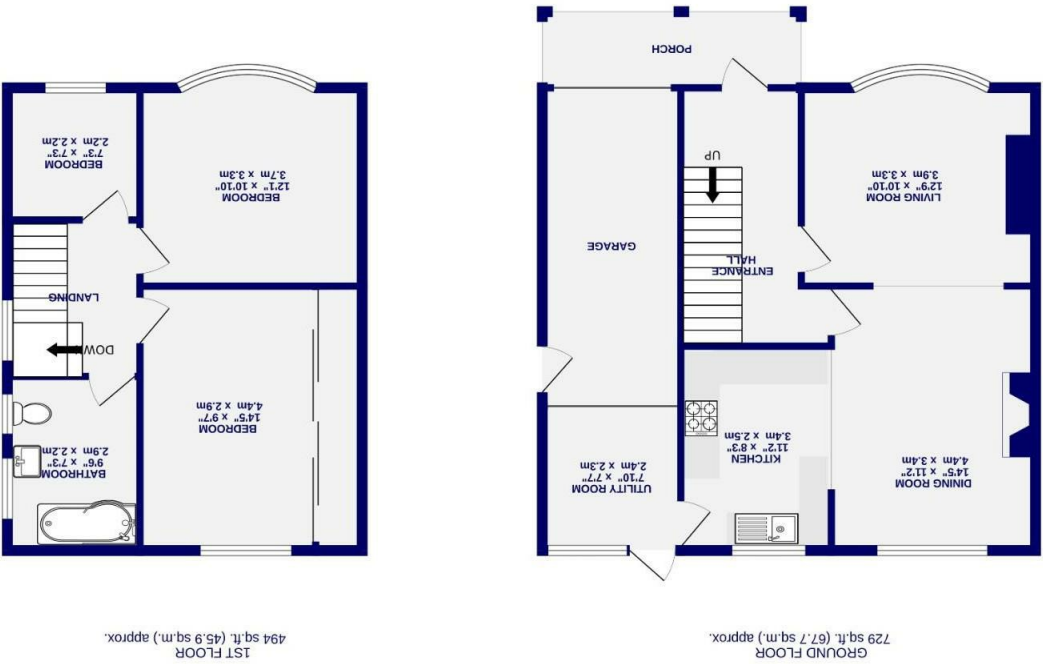


Boroughbridge Road
, York
YO26 6BD

Freehold
Council Tax Band - C

- Period Semi Detached House
- Three Bedrooms
- Significant Rear Garden & Plot
- Garage & Driveway
- Open Plan Ground Floor
- Detached Rear Garden Room
- EPC - D
- Potential for side/rear extensions (subject to planning)



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given 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
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Offers Over £425,000

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A spacious, semi-detached house set on a substantial plot, featuring a large rear garden and a generously sized garden room.

Situated on Boroughbridge Road to the west of York city centre, the property provides excellent access to the city and the outer ring road. This location is highly regarded for its proximity to the countryside and outstanding local schools.

The accommodation includes a large front porch leading to a central hallway. The front lounge, with a bay window, flows into the dual-aspect rear dining room, which is filled with natural light and features a brick fireplace. The modern white kitchen, with chrome handles and marble-effect worktops, includes integrated appliances and a rear utility room. Upstairs are three bedrooms, with the main bedroom benefiting from fitted wardrobes, and a contemporary family bathroom. The loft offers storage and two Velux windows for natural light.

Externally, the property boasts a low-maintenance front garden, driveway, and garage. The large landscaped rear garden includes a lawn, patio, and a versatile garden room with a wood-burning stove, ideal for use as a home office, additional reception room, or gym.

Council Tax Band- C

