



Boroughbridge Road  
York  
YO26 5SQ

£495,000

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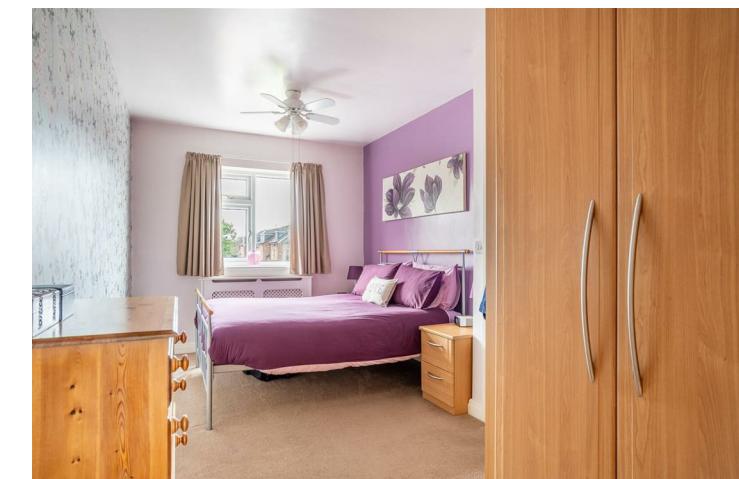
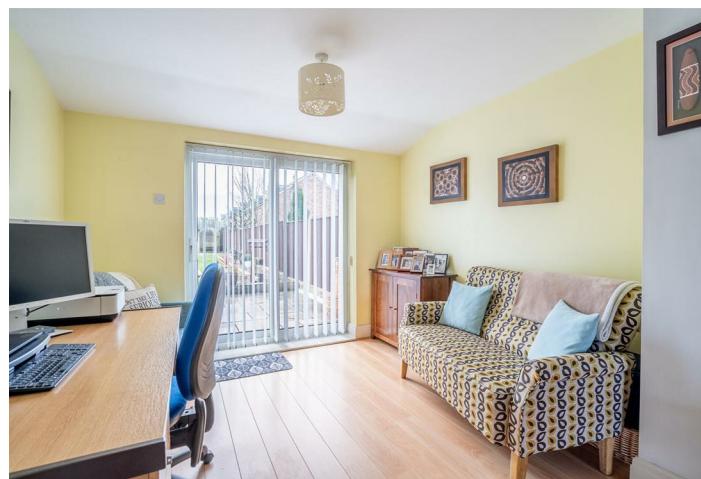
Located in the popular residential area of Acomb on Boroughbridge Road, this spacious and extended semi-detached home offers five bedrooms, making it an ideal family residence. The property is conveniently positioned close to well-regarded local schools and amenities, with regular bus services to York city centre and train station, and easy access to the York Outer Ring Road.

To the front, an extended paved driveway provides off-street parking for multiple vehicles. Inside, the home opens into an inviting entrance hall leading to a generous through lounge that spans the full length of the property. Flooded with natural light from large windows at the front and rear, this room provides a comfortable and airy living and dining space. At the rear of the entrance hall, the extended kitchen-diner features a range of wall and base units offering ample storage and worktop space, with plenty of room for dining. French doors open directly onto the garden, creating a seamless flow between indoor and outdoor living. Completing the ground floor are an internal porch, understairs storage and a convenient WC.

Upstairs, the first floor houses four well-proportioned bedrooms, including a master with a modern shower ensuite, alongside a family bathroom serving the remaining rooms. The second floor is dedicated to a fifth double bedroom, benefitting from Velux windows that fill the space with natural light and a three-piece ensuite for added convenience.

Externally, the property boasts a south-west facing rear garden with a lawn, a decking area for outdoor entertaining, a patio adjacent to the extension, and well-maintained flowerbeds, all enclosed by fencing and hedging for privacy. In addition to the integral garage, another brick outbuilding is set back from the house, offering further practical storage which could be adapted into a home office, subject to planning.

Given its generous size, flexible living spaces, and sought-after location, early viewing is highly recommended.





# Boroughbridge Road

## York

### YO26 5SQ

Freehold  
Council Tax Band - C

- Extended Semi Detached House
- Five Well Proportioned Bedrooms
- Three Bathrooms
- South Facing Rear Garden
- Garage & Driveway
- Popular Residential Area
- Ideal Family Home
- EPC D



TOTAL FLOOR AREA : 1983 sq.ft. (184.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan they will be shown in brackets and will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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