

## St. James Meadow, Boroughbridge Asking Price £280,000

\*\*\*\* VIEWING STRONGLY ADVISED \*\*\*\*

A generously sized three bedroom semi-detached home with a wonderful and modern fitted kitchen in this popular location within walking distance to the High Street. The property has been well maintained throughout and includes a large timber built home office in the garden.



## Accommodation

The property is accessed via a uPVC door leading into the entrance hall which leads through into the sitting room.

The sitting room is spacious in size with a large uPVC window to the front elevation allowing light to flow into the room. There is also a large understairs cupboard ideal for storage.

The sitting room leads through into the kitchen which has stylish wall and base storage units with under counter lighting and quartz preparation surfaces which incorporate a sink with drying area. There are a range of integrated appliances including fridge/freezer, oven/grill, induction hob, dishwasher and washing machine. There is also space for a freestanding dining table.

A sliding door from the kitchen leads into the conservatory which enjoys pleasant views of the rear garden and has an access door leading out to it.

Stairs from the entrance hall lead up to the first floor living accommodation. The property benefits from three well-proportioned bedrooms, with bedrooms one and two both being double in size.



The house bathroom is fully tiled and comprises a three-piece suite including bathtub with showerhead, low flush WC and wash hand basin with mixer tap.

## To The Outside

To the front of the property is ample off-street parking on a large gravelled driveway. There is an enclosed rear garden which is low maintenance in design and has a flagged patio area.

The property has a substantial timber built home office in the garden with uPVC doors & windows. There is also lighting and power connected.



## Energy Efficiency

The property's current energy rating is D (68) and has the potential to be improved to an EPC rating of B (84).

## Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: C - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

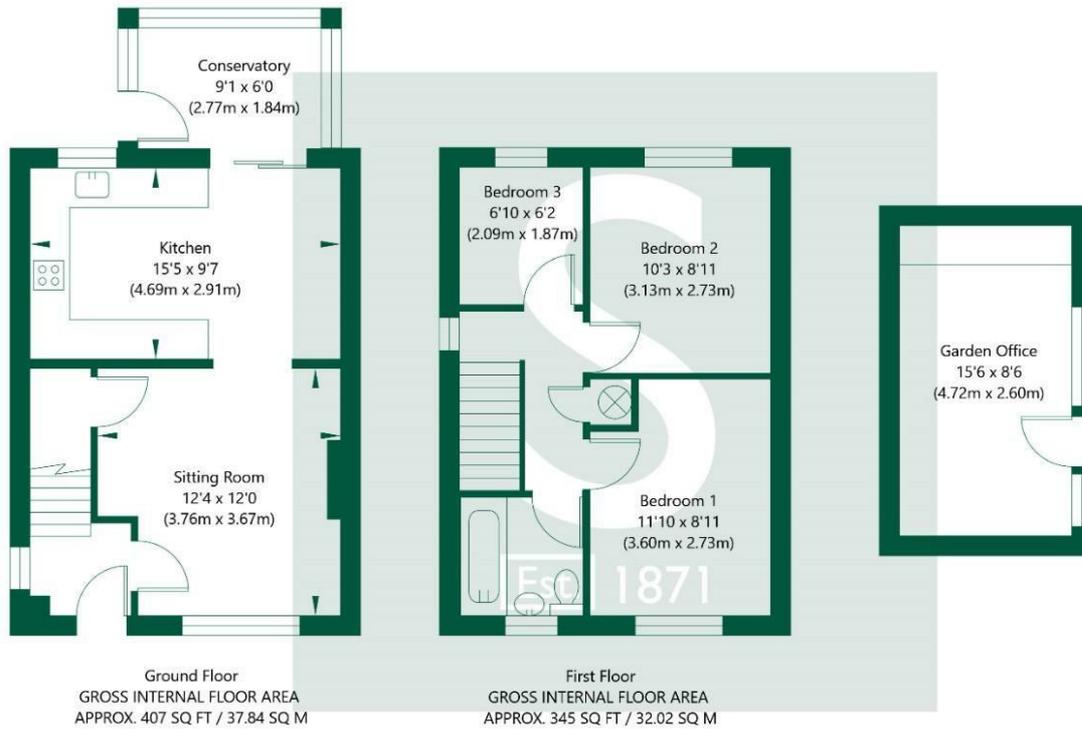
\*Download speeds vary by broadband providers so please check with them before purchasing.



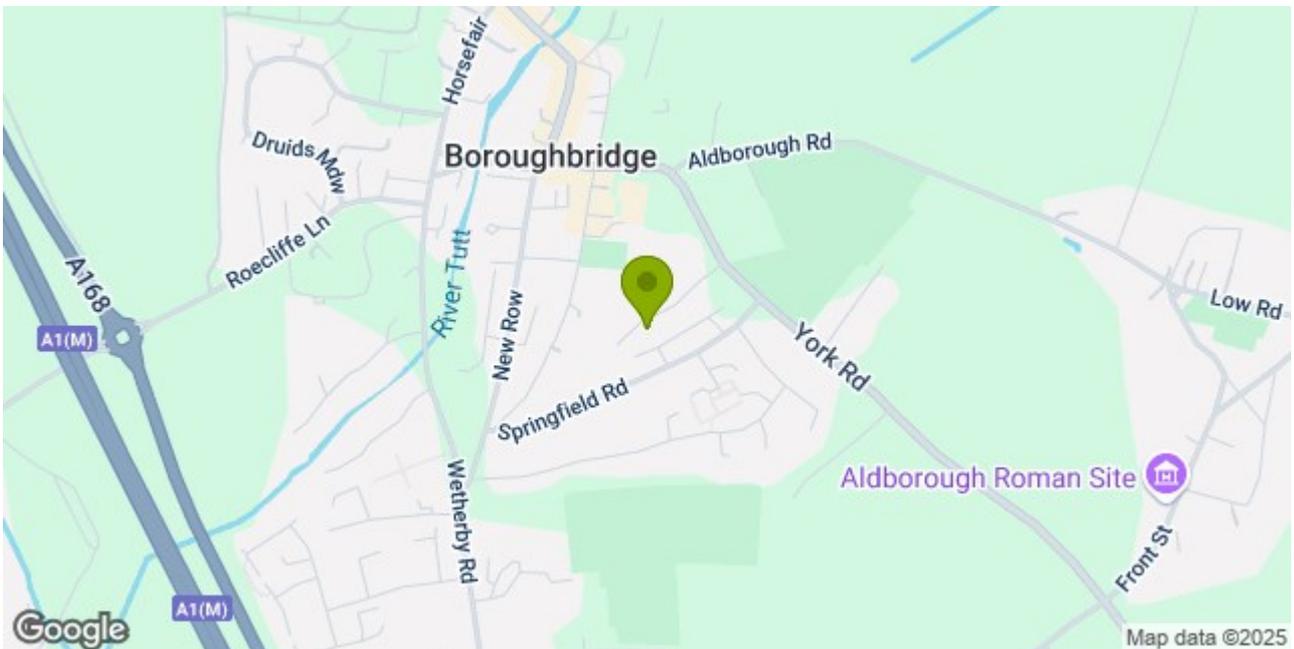
Agents Note - The property has recently had a new fridge/freezer, induction hob, gas boiler, radiators, and flooring/carpets to the ground floor.



St James Meadow, Boroughbridge, YO51 9NW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 884 SQ FT / 82.13 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Associates**

N Lawrence

