



The Ridings, Boroughbridge Guide Price £315,000

*** NO FORWARD CHAIN ***

A spacious detached family home within this popular location benefiting from three well-proportioned bedrooms with front and rear gardens. The property is located within walking distance to local schools and amenities and is crucially available for sale with vacant possession and no onward chain.



Accommodation

The property is accessed via a uPVC double glazed door into the entrance hall which has a useful understairs storage cupboard and convenient downstairs WC.

Located off the entrance hall is the sitting room which is open-plan in design with a large bay window to the front elevation allowing light to flow into the room. There is also a feature fireplace with marble hearth and timber surround which acts as the room's focal point.

There is a further good-sized reception room which is located towards the rear of the property and is currently used as a dining room. There is a partition between the sitting and dining rooms which could easily be removed to create a walk-through.

The kitchen has a combination of base and wall storage units with an integrated Creda oven and four ring gas hob over. There is also ample space for a freestanding fridge and dishwasher. The kitchen has heat resistant preparation surfaces which incorporate a sink with drying area and a useful access door to the rear elevation leading out to the garden.

A turned staircase from the entrance hall leads up to the property's first floor landing which includes a large airing cupboard. Located on the first floor are three well-proportioned bedrooms, with bedroom one being a good-sized double which includes recessed wardrobes and a tiled shower en-suite. Bedroom two is a further double bedroom with recessed storage cupboard and bedroom three is a good-sized single.

The house bathroom has part-tiled walls and comprises a three-piece suite which includes a bathtub, wash hand basin and WC.

To The Outside

To the rear, the property has a good sized graveled garden which also has a large stone flagged patio area with mature borders and a smaller lawned section. There is also an attached garage which has an electric door and power within. At the front of the property is a tarmac driveway providing off street parking as well as a low maintenance garden.

Energy Efficiency

The property's current energy rating is C (69) and has the potential to be improved to an EPC rating of C (77).

Additional Information

Tenure: Freehold

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

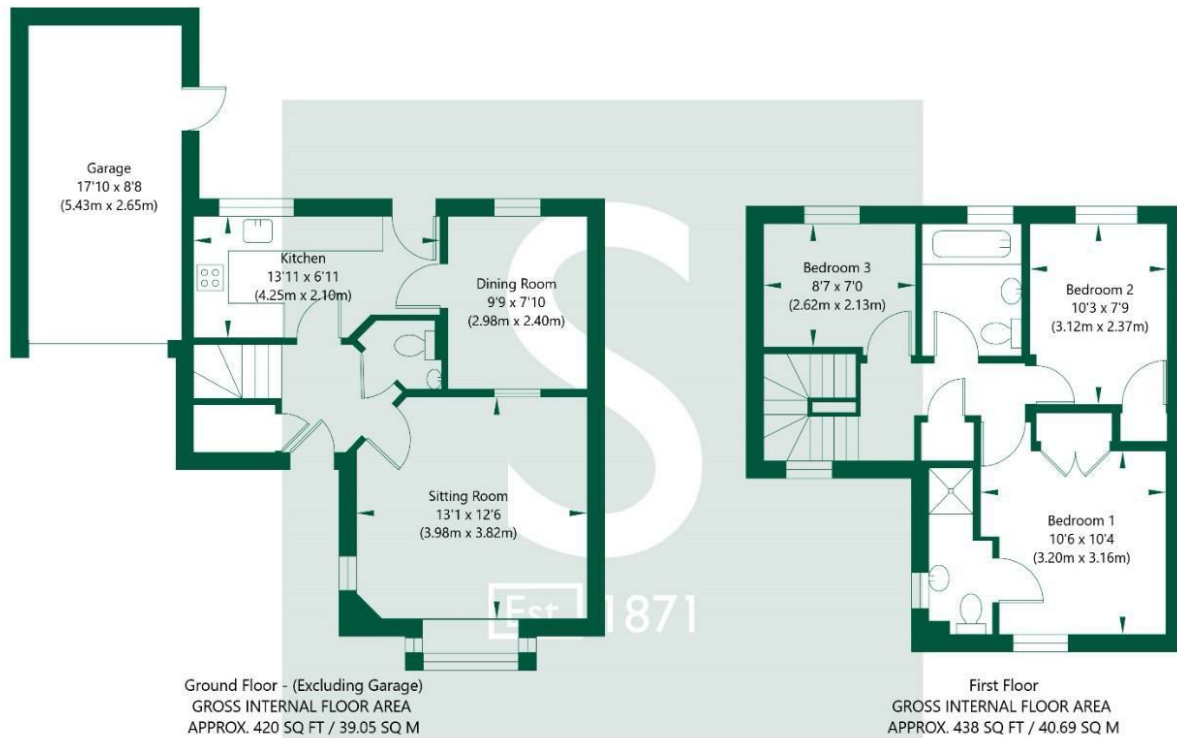
Broadband Coverage: Up to 76* Mbps download speed

Council Tax: D - North Yorkshire Council

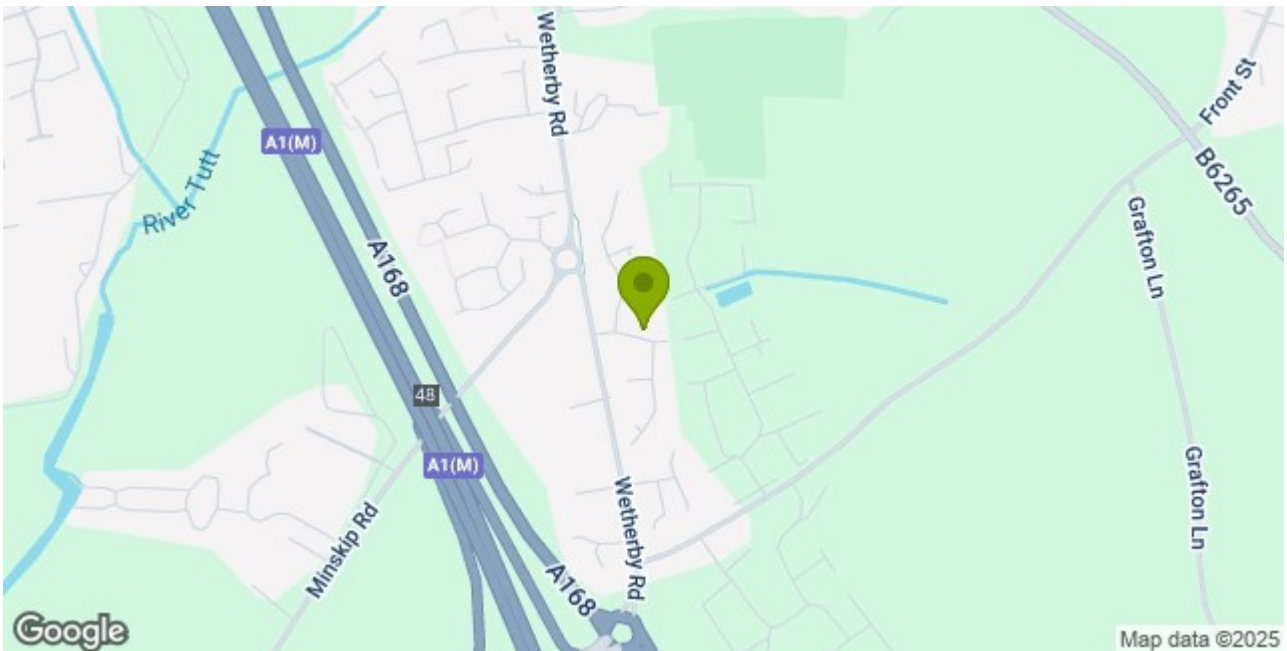
Current Planning Permission: No current valid planning permissions

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

The Ridings, Boroughbridge, York, YO51 9PD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 858 SQ FT / 79.74 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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