



Druids Meadow, Boroughbridge

£310,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Druids Meadow,
York YO51 9NF

Est. 1871

£310,000

A deceptively spacious three bedroom home, offering generous room proportions, a kitchen with premium integrated appliances, a useful workshop space and a low maintenance garden with outlook over a shared green space.

A reception hall with understairs storage cupboard and staircase rising off, leads into a 19'9" long living/dining room, this versatile space benefits from a characterful split of carpet and herring bone laminate flooring, with French patio doors allowing plenty of natural light in and opening directly onto the garden beyond.

The modern kitchen is fitted with a comprehensive range of high and low level storage units, and extensive stone worktop space and a Quooker tap providing boiling and filtered water complemented by a premium range of integrated appliances including a Bosch microwave double oven, gas hob with extractor canopy, Siemens dishwasher, fridge/freezer and a wine cooler. The space provides ample room for a further dining or breakfast area, with a single door offering convenient access to the garden beyond.

Leading off the kitchen is a practical utility room space which is accompanied by a ground floor WC, fitted with a vanity corner wash hand basin. Beyond lies a versatile workshop space, housing the gas fired boiler, and featuring worktops with inset sink and drainer, with both high and low level



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
EPC: C (70)
Current Planning Permission: No current valid planning permissions

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



storage cupboards, there is also space for motorbike & canoe storage. This room also benefits from double fronted external doors out onto the driveway.

The first floor landing leads off into a generous principal bedroom with en-suite shower room, two further double bedrooms (one with parkland views) and a stylish house bathroom featuring a corner shower cubicle with both hand and rain shower attachments, a low level WC, vanity wash hand basin and bath. Completing the bathroom, is a wall mounted heated towel rail and full height tiled splashbacks to all sides.

To the front of the property is the spacious driveway suitable for multiple cars and the rear garden provides a split-level area that is predominantly paved, with varying plant beds and overlooking the shared green space beyond.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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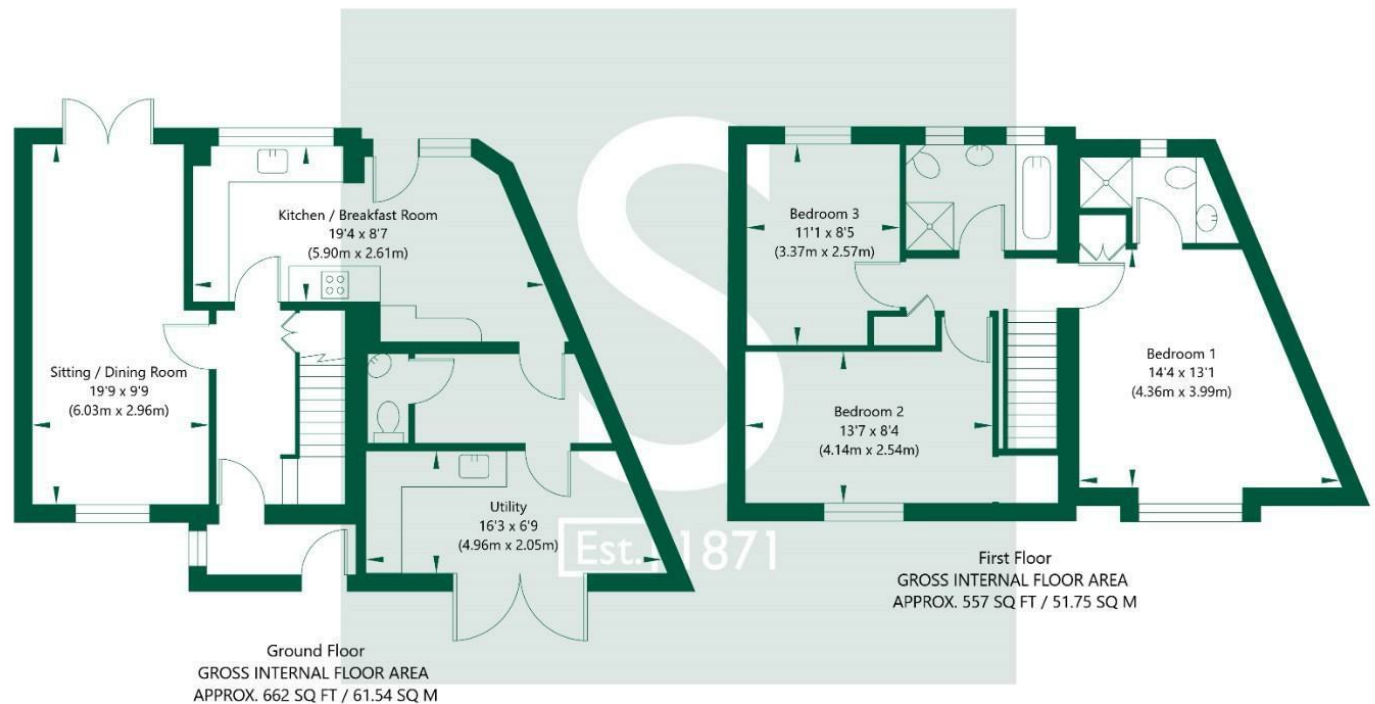
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1219 SQ FT / 113.29 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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