



## Boroughbridge Road, York, YO26 6AB

- NO ONWARD CHAIN
- SOUGHT AFTER RESIDENTIAL LOCATION
- PRIVATE REAR GARDEN
- INTERGRAL STORE ROOM
- EXTENDED THREE BED SEMI DETACHED
- CLOSE PROXIMITY TO LOCAL AMENITIES
- OFF ROAD PARKING

**£340,000**





# Boroughbridge Road, York, YO26 6AB - £340,000

## DESCRIPTION

\*\*\* SOLD WITH NO ONWARD CHAIN \*\*\*

Hunters presents this extended three-bedroom, period semi-detached home in the popular residential location of Acomb, just off Boroughbridge Road. The area provides a wide range of local amenities, with fantastic transport links in and out of the city centre.

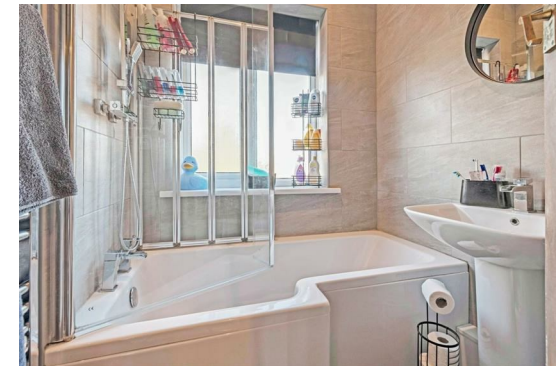
The ground floor accommodation comprises storm porch entrance, leading into the main hallway. The lounge presents well, with bay fronted windows to the front elevation and brick fireplace to draw a focal point to the room. To the rear, you enter the dining room with access to the utility room and internal access to the garage/storeroom.

To the rear, the property boasts a generous modern kitchen extension, fitted with base and wall units and supplied with integrated appliances, with door to the rear garden.

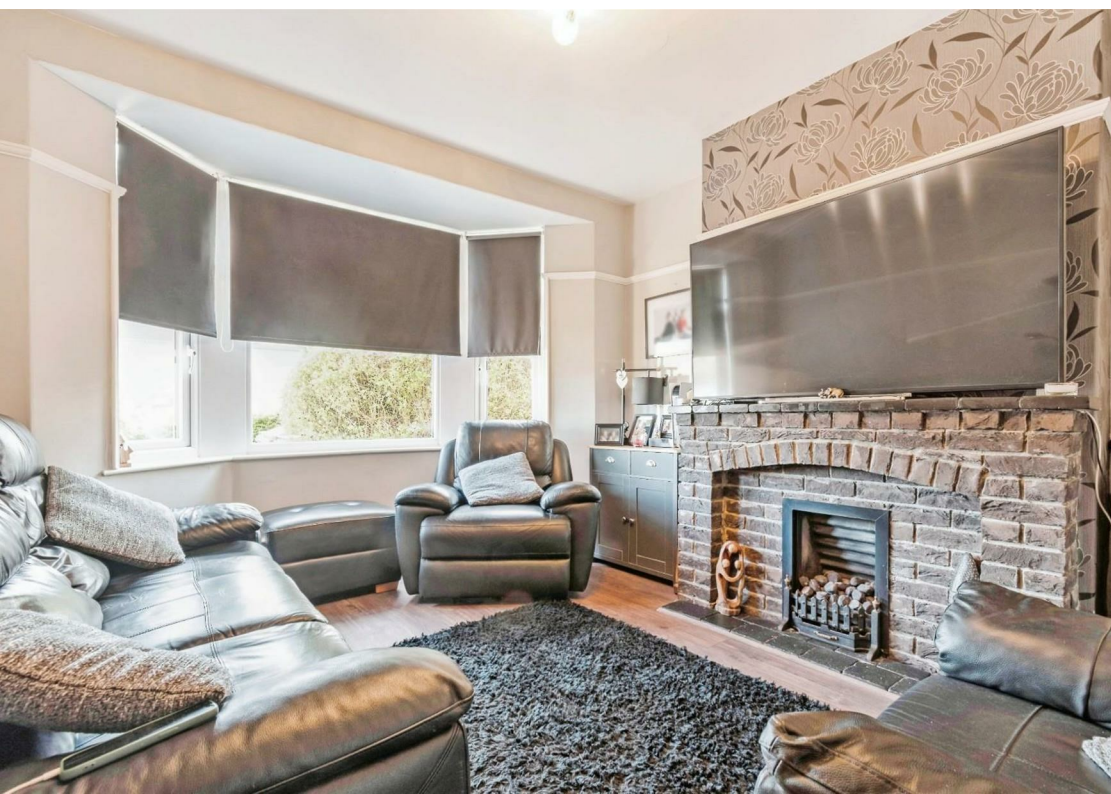
Off the landing, the first-floor accommodation comprises three bedrooms, two of which are sizeable doubles and the master presents a matching bay to the ground floor. The property also benefits from a modern family, three-piece bathroom.

The plot boasts off road parking for multiple cars and private lawned gardens to the rear, with paved patio area and mature headed borders.

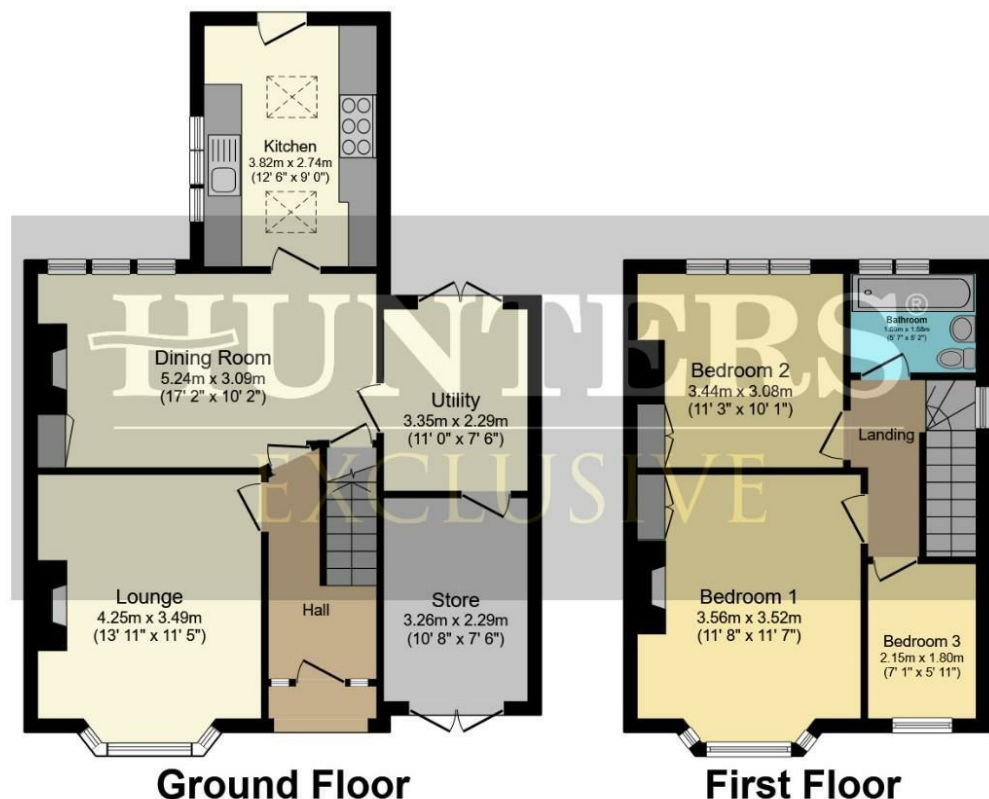
A viewing is highly advised to appreciate all this family home has to offer.











Total floor area 102.7 m<sup>2</sup> (1,105 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Viewings

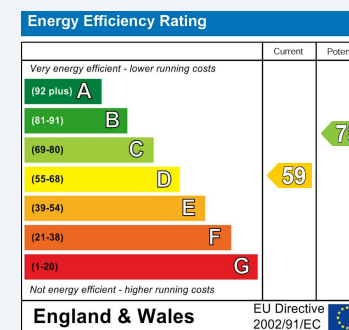
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**HUNTERS**  
HERE TO GET *you* THERE



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