



8 Springfield Drive, Boroughbridge

£275,000 Guide Price

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An extended three-bedroom family home offering spacious, versatile accommodation, with a separate sitting room, a generous open-plan living, dining and kitchen area, gardens to the front and rear, and a large workshop/garage, **Ideally situated within walking distance of Boroughbridge town centre**

Ideally situated within walking distance of Boroughbridge town centre and its range of shops, cafés and local amenities, the property's flexible accommodation and useful outside space will appeal to first-time buyers, families and professionals alike.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

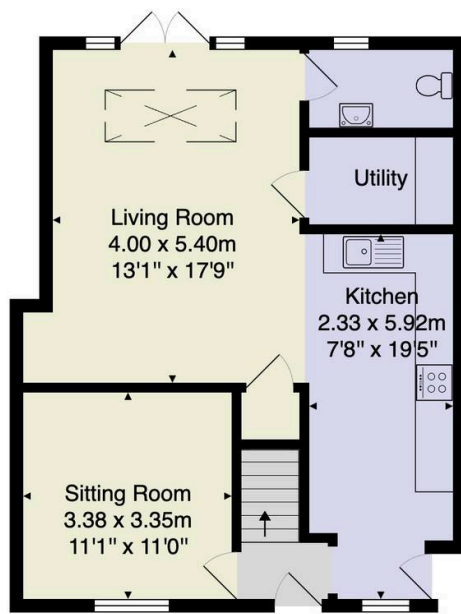


The spacious ground-floor accommodation begins with an entrance hall leading to a separate sitting room, which has a large window, fitted carpet and patterned feature wall. The open-plan living, dining and kitchen area provides generous space for everyday living and entertaining, with wood-effect flooring, recessed lighting and a roof lantern bringing natural light into the room. Glazed doors open onto the enclosed rear garden. The kitchen is fitted with cream cabinetry, timber worktops, a tiled splashback and a range cooker, while the living area has built-in shelving and an inset electric fire. A separate utility room and ground-floor WC complete the accommodation.

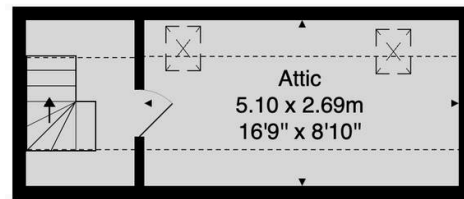
On the first floor are three bedrooms and a fully tiled house bathroom fitted with a bath, washbasin and WC. A fixed staircase leads to a useful attic space with two Velux windows, a radiator, fitted carpet and eaves storage.

The front garden is laid mainly to lawn with established shrubs. The enclosed rear garden has paved seating areas and artificial lawn. A large detached workshop/garage provides useful storage and workspace, with roller-shutter access.

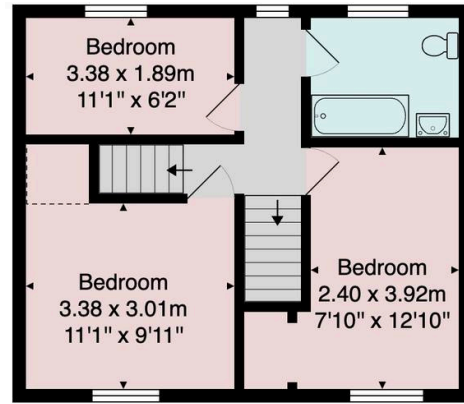




Ground Floor



Second Floor



First Floor

Total Area: 120.8 m² ... 1300 ft²

All measurements are approximate and for display purposes only.

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