



**3 Victory Row, Wetherby Road, Boroughbridge, York, YO51 9GH**

**£350,000**

Offers Over



## 3 Victory Row, Wetherby Road, Boroughbridge, York, YO51 9GH

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A very spacious and well-presented four-bedroom property, with parking and gardens, situated in this convenient location close to the excellent amenities within Boroughbridge town centre.

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This superb family home has been extended by the current owners to provide stunning and generous living space.

On the ground floor there is a most impressive open plan living kitchen with space for sitting and dining areas, glazed doors overlooking the south facing garden and a stylish modern fitted kitchen. There is also a separate reception room, downstairs WC and utility. Upstairs there are four good sized bedrooms, a modern bathroom and ensuite shower room. The property has generous outdoor space with off-road parking and good sized gardens to the front and rear. Victory Row is a modern development, built in 2013, and is situated on the edge of Boroughbridge town centre, within walking distance of an excellent range of local amenities.





## **GROUND FLOOR**

### **LIVING KITCHEN**

A stunning open plan living space with sitting and dining areas, tiled flooring glazed patio doors and bi-folding doors leading to the garden. The kitchen comprises a range of stylish wall and base units with quartz worktop, island and breakfast bar. Induction hob, integrated double oven and dishwasher.

### **SNUG**

A further separate reception room with bay window.

### **CLOAKROOM**

With WC and basin.

### **UTILITY**

With fitted units and space and plumbing for washing machine and tumble dryer.

## **FIRST FLOOR**

There are four good side bedrooms on the first floor, the main bedroom has an ensuite shower room.

### **ENSUITE**

With WC, basin and shower.

### **BATHROOM**

A white suite comprising WC, washbasin and bath.

### **ATTIC**

There is access to a boarded loft providing useful storage.

## **OUTSIDE**

To the front of the property there is an attractive garden with lawn and useful garden store. There is off-road parking together with an attractive south facing garden with paved sitting area, artificial grass and timber garden shed.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 133.4 m<sup>2</sup> ... 1436 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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