



**Broadlands, Bolton, York, YO41 5QT**

• No Onward Chain • Substantial rear garden with open fields beyond • Living room with a large bay window • Open plan kitchen/diner • Two double bedrooms with built in storage and a single • Family bathroom • Ground floor w/c, store and utility room with plumbing • Breeze block built storage shed and a greenhouse • Parking to the front for at least three cars • EPC = D

## Guide Price £250,000

If you are looking for a change of lifestyle, like the idea of rural living but still need quick access to local amenities, then look no further as this lovely three bedroom semi detached property could be the perfect purchase for you. The property has been a much loved family home over the years but the time has now come for someone new to put their own stamp on it. The property is nicely proportioned and benefits from a substantial rear garden that will surely appeal to anyone that enjoys gardening. The property is offered to the market with No Onward Chain.

The front door opens into a covered porch which provides the perfect place for the storage of coats and shoes. Moving through into the inner hallway you will notice stairs leading to the first floor and a door on the right that provides access to the living room. There is a lovely bay window to the front of this room that allows natural light to enter and a fireplace at its centre.

To the rear of the property there is an open plan kitchen/diner with a second fireplace. There are three worktops, multiple storage cupboards, a freestanding double oven with four ring hob over, a stainless steel sink with drainer and space for an undercounter fridge. At the other side there is large window that provides views over the rear garden and space for a good sized dining table. Off the kitchen you will find a brick built rear entrance with a w/c, store and utility room with plumbing.

Moving up to the first floor there are two large double bedrooms, both with built in storage and a single. A family bathroom comprising bath with shower over, a hand basin with storage below and a w/c completes the internal accommodation.

Externally the rear garden is substantial and is split into three sections. The first is the patio seating area which is perfect for enjoying the sun in the summer months. There is a breeze block built shed, perfect for the storage of gardening paraphernalia and a greenhouse. There are two large flower beds that have been emptied ready for planting. At the rear there is a vegetable growing area and a number of apple trees. A path from the patio leads through the centre of the garden to the rear. Beyond the boundary of the property you will have views over unspoilt open fields.

A section of the rear garden is on a separate title but is included within the sale





**A PROPERTY WITH A HUGE AMOUNT OF POTENTIAL BENEFITING FROM A SUBSTANTIAL GARDEN**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		57	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating.



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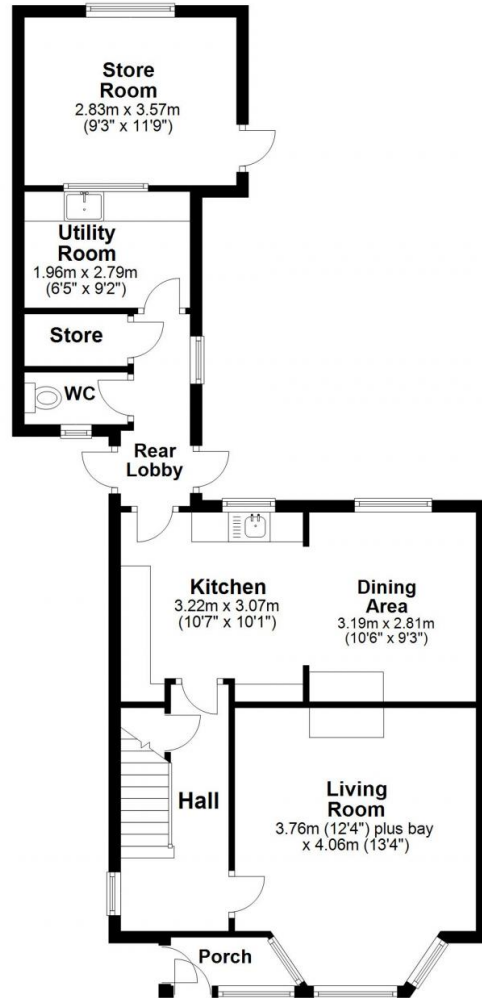


Offices in **York, Pocklington and Market Weighton**

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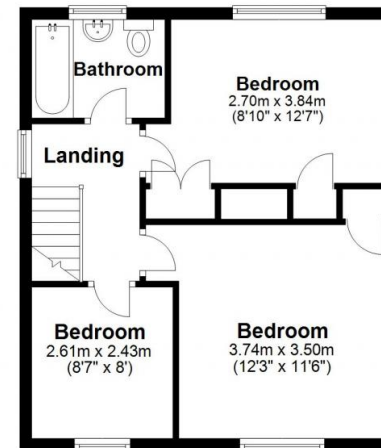
### Ground Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



Total area: approx. 111.2 sq. metres (1196.7 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

### 5 Broadlands

#### Disclaimer

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