



32 Druids Meadow, Boroughbridge, York YO51 9NF

Stephensons





A beautifully presented 2 bedroom detached bungalow in a sought after residential location that was extensively upgraded and restyled by the current owners in 2021 to now feature a reception hall, sitting room, impressive dining kitchen, 2 double bedrooms and a luxuriously appointed bathroom complemented by a gated driveway, detached single garage with remote control door and a delightful rear garden.

Harrogate Borough Council – Tax Band D

Viewings via Boroughbridge Office 01423 324324



A reception hall with contemporary tall radiator leads off into a sitting room with deep sill box bay window overlooking the front garden and a stylish dining kitchen featuring generous storage and worktop space, integrated dishwasher, freestanding appliance space, contemporary tall radiator and double doors opening out onto a shingled seating area.

The 2 double bedrooms enjoy rear garden views and the luxuriously appointed bathroom features an L-shaped bath with dual shower above, heated towel rail and a heated mist free mirror.

Other internal features of note include double glazing, gas fired radiator central heating and integrated fitted blinds in all rooms except the sitting room.

Externally the front garden is mainly laid to lawn and a gated driveway provides parking and access into a detached brick built single garage (17'6" x 9'0") with power, light and remote control door.

The rear garden is enclosed, mainly laid to lawn and features a shingled paved seating area.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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NJC Kay BA (Hons) pg dip MRICS  
OJ Newby MNAEA  
JE Reynolds BA (Hons) MRICS  
RL Cordingley BSc FRICS FAAV  
JC Drewniak BA (Hons)

#### Associates

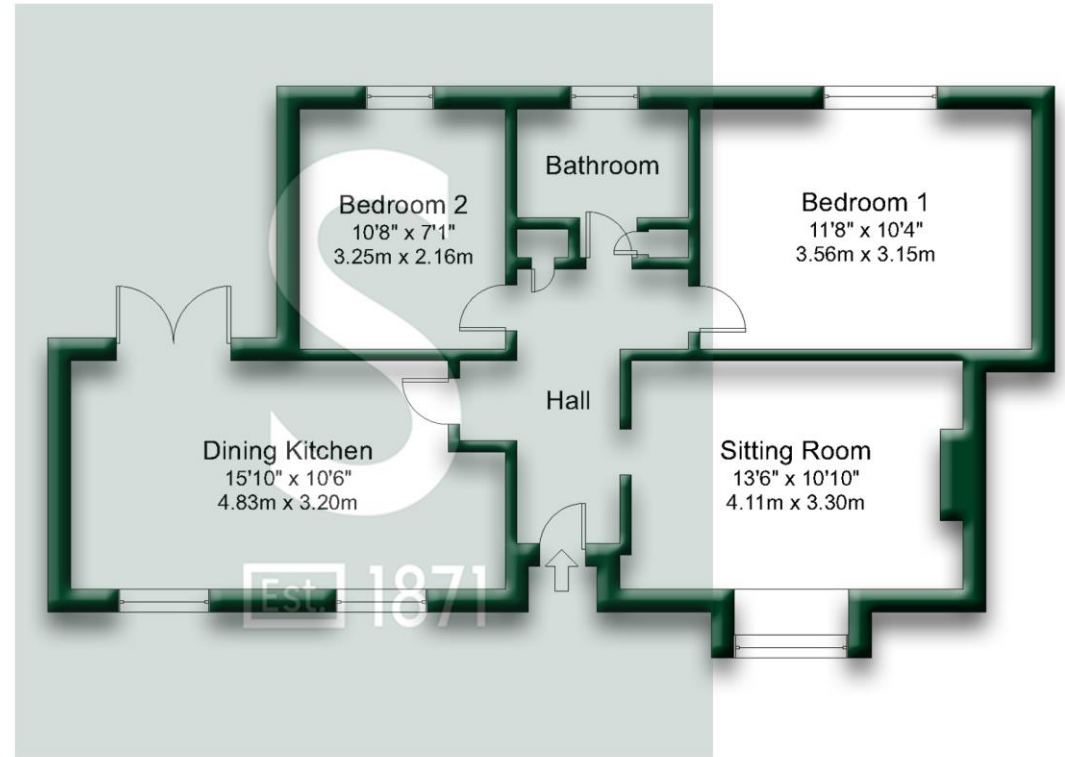
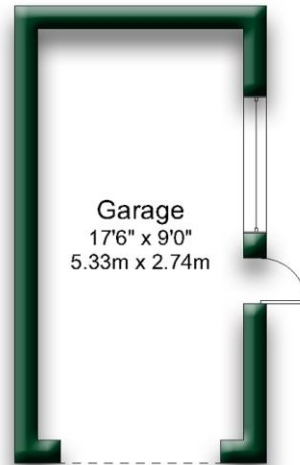
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Gross internal floor area excluding Garage (approx.): 66.7 sq m (719 sq ft)

Not to Scale.  
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### Services

We have been informed by the Vendor that all mains services are connected to the property.