



2 The Paddock, Boroughbridge YO51 9NY

Stephensons

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EST. 1871



# Stephensons

Guide Price £450,000

An individually designed 3 bedroom detached dormer bungalow enjoying an enviable non-estate position situated within walking distance of Boroughbridge's High Street providing over 1,750 sq ft of flexible living accommodation that includes 2 formal reception rooms, kitchen/breakfast room and utility room, 2 ground floor bedrooms and bathroom and an impressive first floor master bedroom with en-suite bathroom and adjoining study complemented by generous parking, detached double garage and lawned gardens.

Harrogate Borough Council - Tax Band F

Viewings via Boroughbridge Office 01423 324324



A reception hall with elegant staircase and optional stairlift leads off into a 19'10" long sitting room with feature fireplace and an archway through to a formal dining room. The kitchen/breakfast room enjoys rear garden views and includes an integrated gas hob and an eye-level double oven and grill complemented by a spacious utility room and a cloakroom/wc. An inner hallway with cloaks storage cupboard leads off into 2 bedrooms (both with rear garden views) and a bathroom with the original coloured suite providing an opportunity to update, replace and restyle.

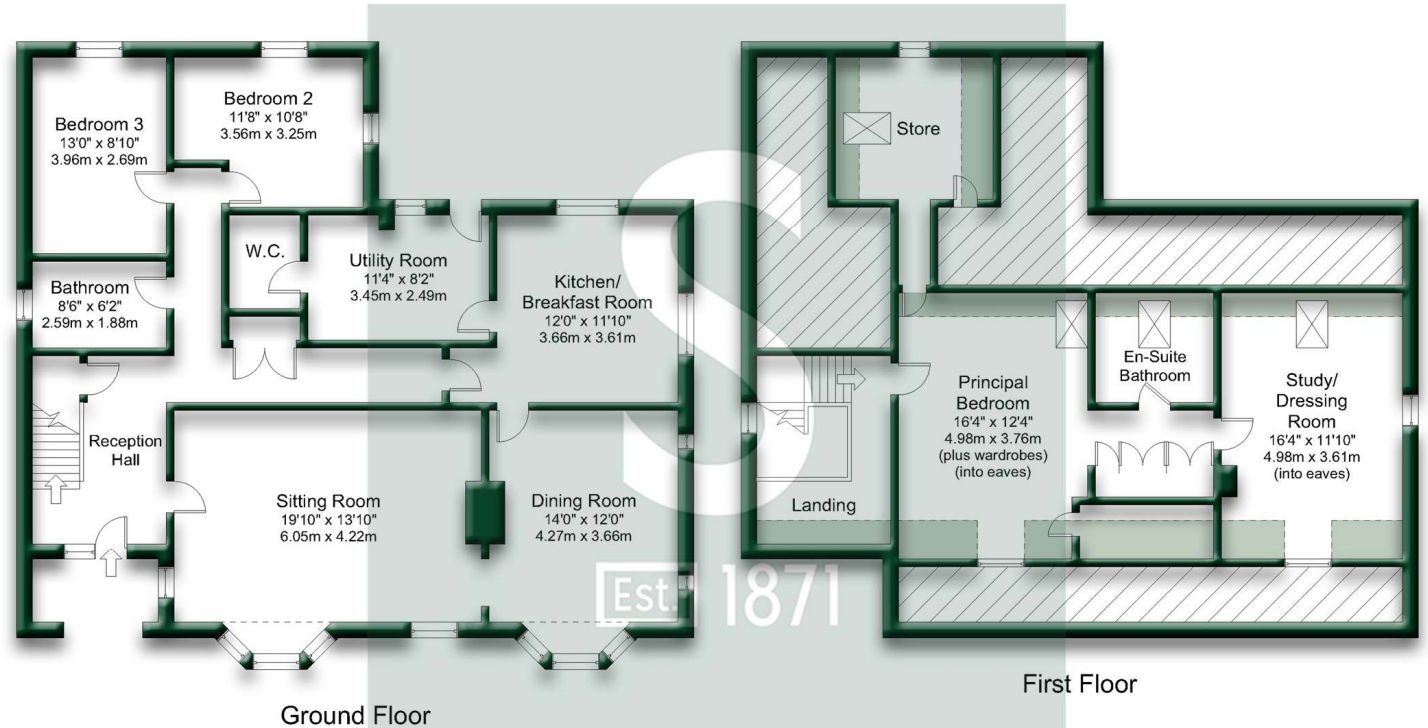


The first floor landing leads into an impressive master bedroom suite with fitted wardrobes, en-suite bathroom and an adjoining study. Other internal features of note include gas fired radiator central heating and double glazing.

Externally a generous driveway provides parking and access into a detached double garage (18'8" x 17'4") with remote control doors. The well maintained gardens are mainly laid to lawn and include a paved seating area at the rear.







Gross internal floor area excluding Store and Eaves (approx.): 163 sq m (1,755 sq ft)

Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.

Not to Scale. Copyright © Apex Plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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York 01904 625533  
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Associates  
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N Lawrence

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Partnership No: OC404255 (England & Wales)  
Registered Office: 10 Colliergate York YO1 8BP



## Services

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

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