



2 The Paddock, Boroughbridge YO51 9NY

Stephensons

S
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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



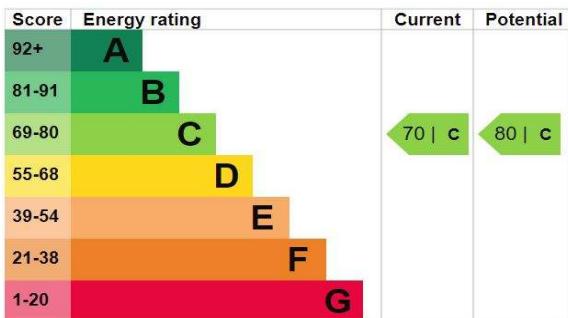
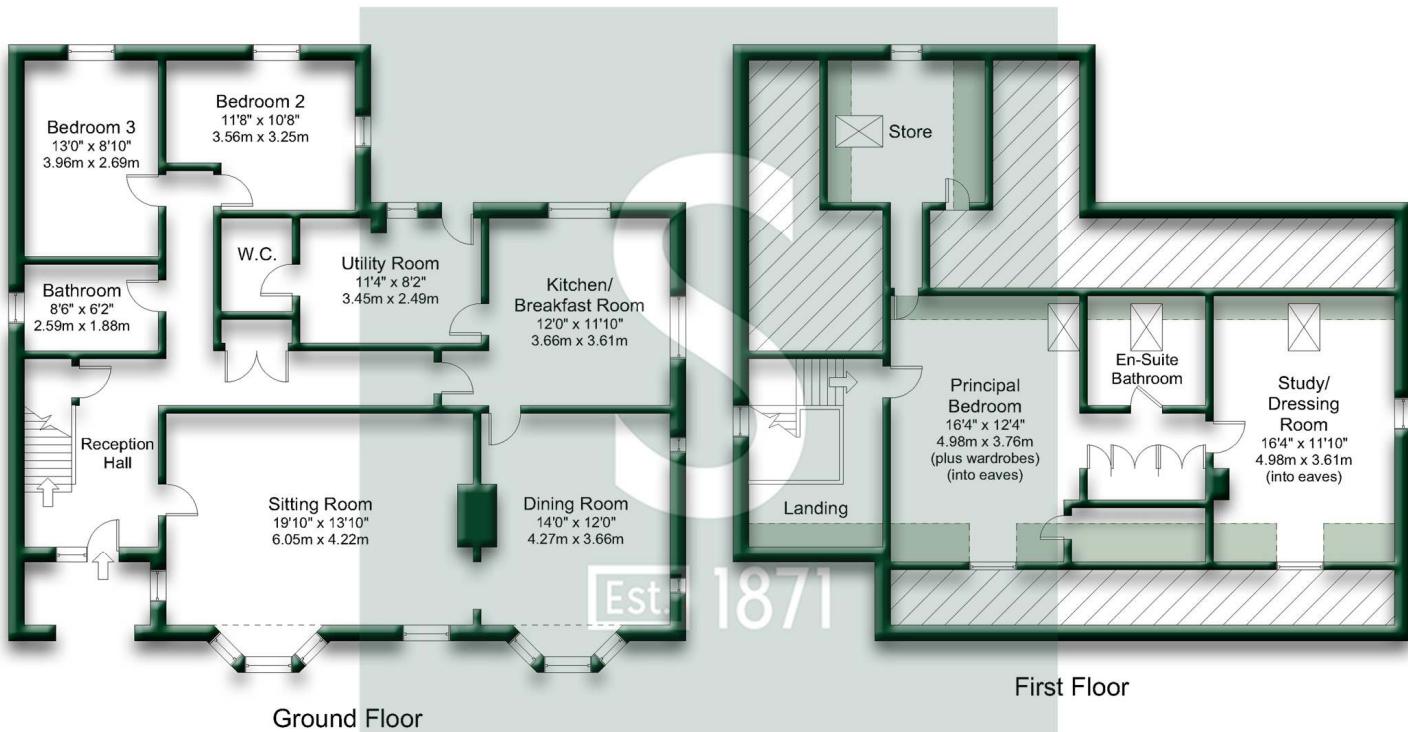
A reception hall with elegant staircase and optional stairlift leads off into a 19'10" long sitting room with feature fireplace and an archway through to a formal dining room. The kitchen/breakfast room enjoys rear garden views and includes an integrated gas hob and an eye-level double oven and grill 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.





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01904 625533
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REF Stephenson BSc (Est Man) MRICS FAAV
NJC Kay BA (Hons) pg dip MRICS
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JE Reynolds BA (Hons) MRICS
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JC Drewniak BA (Hons)

Associates
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