



72 Druids Meadow, Boroughbridge YO51 9NF

Stephensons

S  
ESTD 1871



A surprisingly spacious 3 bedroom property in a cul-de-sac location enjoying parkland views to the rear and featuring a reception hall, 19'8" long living room, impressive dining kitchen, principal bedroom with en-suite shower room, 2 further bedrooms with built-in wardrobes and a stylish bathroom complemented by generous parking, larger than average integral garage with utility room and low maintenance gardens to both front and rear.

Harrogate Borough Council - Tax Band C

Viewings via Boroughbridge Office 01423 324324



A reception hall with 2 storage cupboards leads off into 19'8" long living room with feature fireplace and contemporary pebble effect gas fire plus double doors opening out into the rear garden. The attractively appointed dining kitchen also provides access out into the rear garden and features a range of base and wall storage cupboards complemented by an integrated 5 ring gas hob with an electric double oven and grill under plus a personnel door into the integral garage which also includes a useful utility room area.

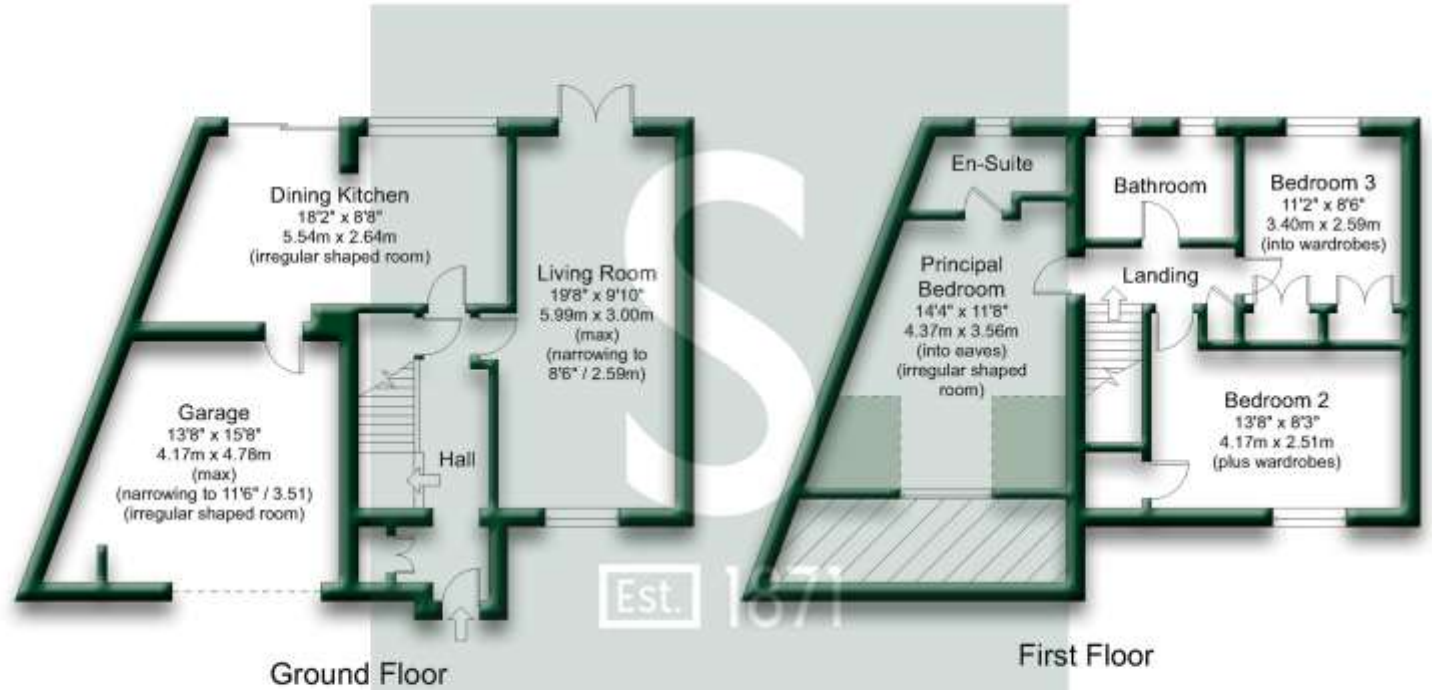


The first floor landing leads off into a spacious principal bedroom with en-suite shower room, 2 further bedrooms with built-in wardrobes and a stylish bathroom. Other internal features of note include gas fired radiator central heating and double glazing.

Externally a block paved triple width driveway provides parking and access into a larger than average integral garage. The rear garden provides a low maintenance area that is predominantly paved with pleasant views across the adjoining parkland.







Gross internal floor area excluding Garage & Eaves (approx.): 91.3 sq m (983 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.

## Services

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

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Haxby  
Knaresborough  
Selby  
Boroughbridge  
Easingwold  
York Auction Centre

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01904 809900  
01423 867700  
01757 706707  
01423 324324  
01347 821145  
01904 489731

### Partners

JF Stephenson MA (Cantab) FRICS FAAV  
IE Reynolds BSc (Est Man) FRICS  
REF Stephenson BSc (Est Man) MRICS FAAV  
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

CS Hill FNAEA  
N Lawrence

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