



72 Druids Meadow, Boroughbridge YO51 9NF

Stephensons

S
EST 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



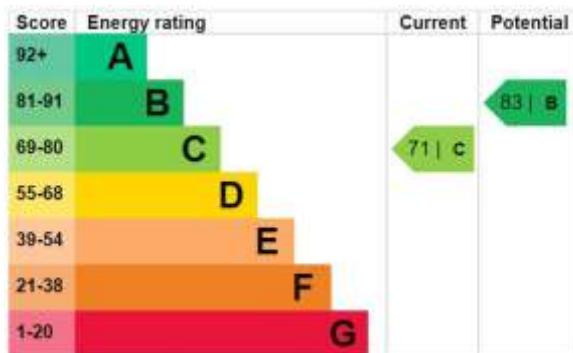
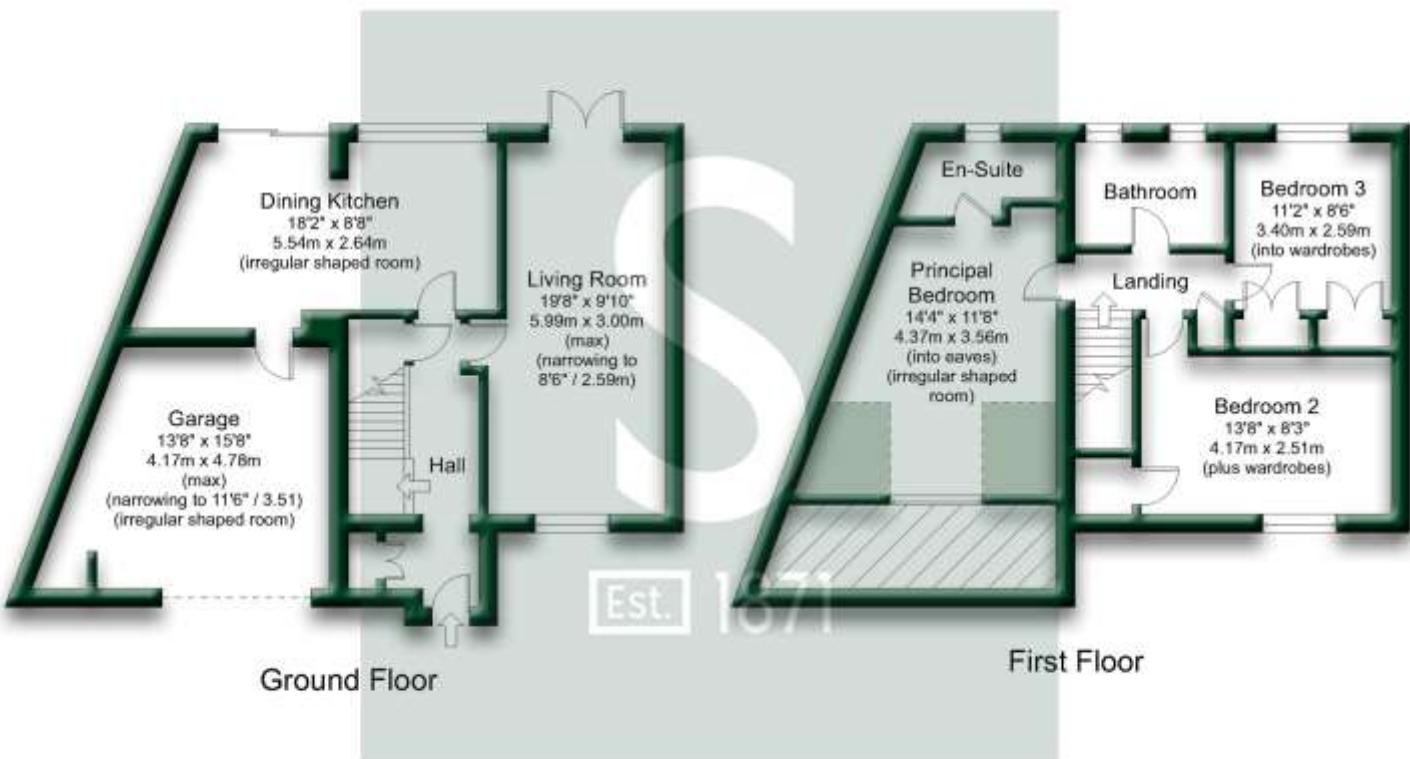
A reception hall with 2 storage cupboards leads off into 19'8" long living room with feature fireplace and contemporary pebble effect gas fire plus double doors opening out into the rear garden. The attractively appointed dining kitchen also provides access out into the rear garden and features a range 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.





Stephensons
York
Haxby
Knaresborough
Selby
Boroughbridge
Easingwold
York Auction Centre

01904 625533
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



Regulated by RICS. Stephensons is the trading name for Stephensons Estate Agents LLP. Partnership No: OC404255 (England & Wales). Registered Office: 10 Collegate York YO1 8BP

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- Messrs Stephensons with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
- The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
- No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
- Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and any statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.

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

Services