



Highwayman Road, Boroughbridge Asking Price £450,000

**** NO ONWARD CHAIN ****

An immaculate 2 year old detached house set on the edge Boroughbridge featuring a stylish breakfast kitchen, master bedroom suite and detached double garage.



Accommodation

An ideal opportunity for both young and mature families to acquire this modern detached house occupying a choice corner plot position and being offered for sale with no onward chain.

Internally the property is entered via a composite front entrance door into a spacious reception hall with turn staircase leading to the first-floor accommodation. There is a useful built-in understairs storage cupboard and radiator.

The principal reception room is located at the front of the house represented by a spacious lounge with television aerial point, radiator and uPVC framed double glazed French doors leading out onto the rear gardens beyond. Crucially the property has a downstairs cloakroom with low flush w/c and wash hand basin.

There is a family room/snug, again located at the front of the house with radiator.

The feature room of the property is the open plan breakfast kitchen with high specification finish and creating the ideal family environment. There is a modern range of built-in base units to three sides with rounded edged worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards as well as a serving island with breakfast bar.

Included within the kitchen is a built-in electric oven and grill with 5-point gas hob unit with extractor fan above.

There are integrated fridge and freezer units in addition to a washing machine and dishwasher.

The kitchen provides ample space for a freestanding breakfast table and benefits from a radiator as well as French doors to the side elevation leading out onto the gardens beyond.

The first-floor landing services all the first-floor accommodation and includes a built-in airing cupboard housing the hot water cylinder and electric immersion heater.

The master bedroom is located at the rear of the house being a spacious double bedroom with twin double fronted built-in wardrobes and radiator. There is an en-suite shower room having a low flush w/c, wash hand basin and walk in shower cubicle with full height tile splashbacks.

Bedrooms 2 & 3 are again spacious double bedrooms both with double fronted built-in wardrobes with bedroom 4 having a built-in double fronted wardrobe and over stairs cupboard. All the bedrooms include radiators.

Finally there is a house bathroom having an inset panelled bath in addition to a wash hand basin and low flush w/c.

To The Outside

The property occupies a choice corner plot position being accessed directly off Highwayman Road onto a sweeping front and side driveway which provides off street parking for numerous motor vehicles. The driveway in turn gives access to a detached double garage which has twin up and over garage doors and is equipped with electric light and power. The property enjoys a shaped front garden with central pathway with the garden continuing down the side of the property with a shrubbed lined border.

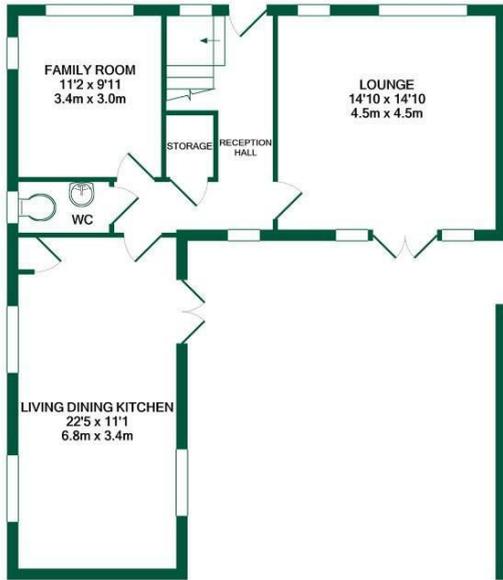
Adjoining the rear elevation is a flagged sun patio providing space for freestanding garden furniture. There is a gated access from the rear garden onto the side driveway and the rear garden is comprehensively laid to lawn with surrounding fenced boundaries.

The property has 8 years remaining of its original 10-year new home guarantee and benefits from gas fired central heating throughout. An early inspection is strongly recommended.

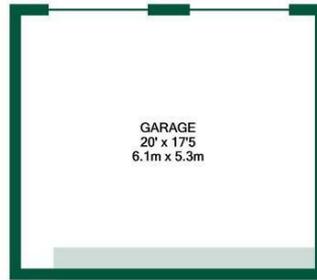
Agents Note

The vendor of this Property works at Stephenson's Estate Agents.

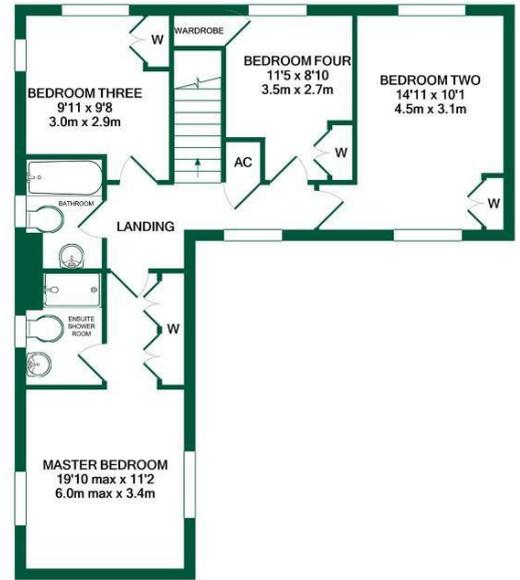




GROUND FLOOR
APPROX. FLOOR
AREA 1073 SQ.FT.
(99.7 SQ.M.)



GARAGE
20' x 17'5
6.1m x 5.3m

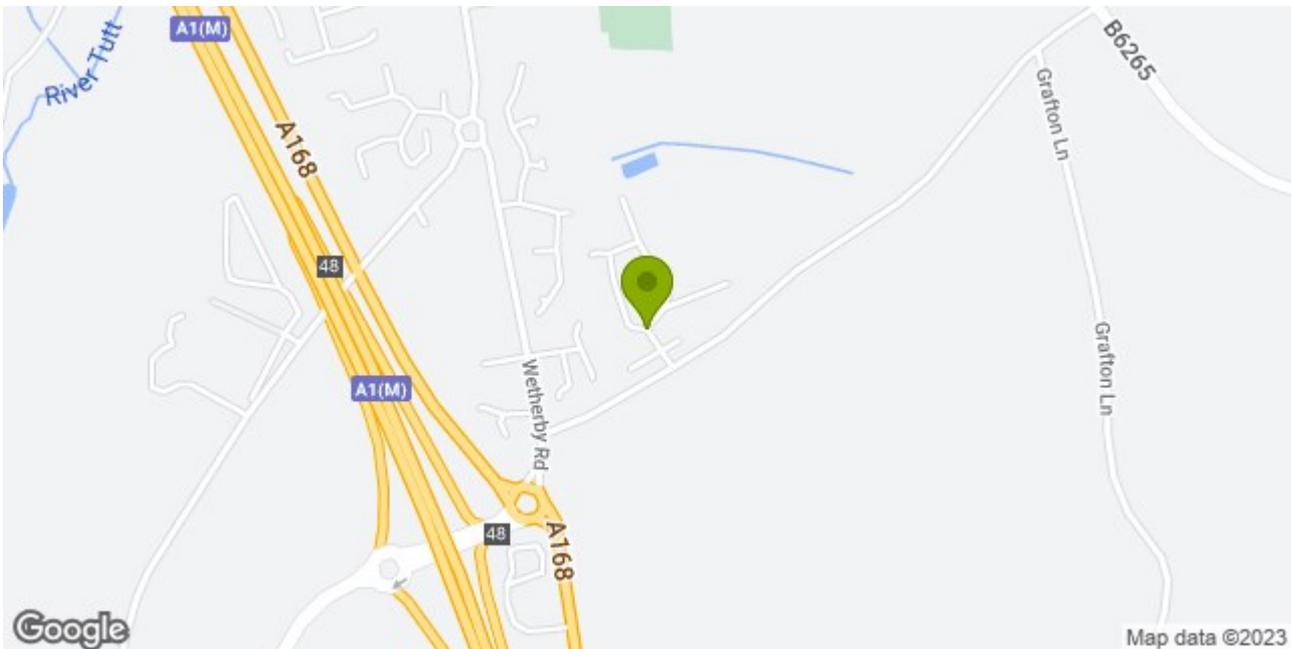


FIRST FLOOR
APPROX. FLOOR
AREA 718 SQ.FT.
(66.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1791 SQ.FT. (166.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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