



17 Highwayman Road, Boroughbridge YO51 9RJ

Stephensons





# Stephensons

Guide Price £299,995

An exciting opportunity to buy an impressively presented 3 bedroom detached property built by Taylor Wimpey in 2021 on their Aldborough Gate development situated on the fringes of Boroughbridge and offered free of any onward chain. The Aldenham design features a reception hall with cloakroom/wc, sitting room, separate dining room and a kitchen, principal bedroom with en-suite shower room, 2 further bedrooms and a bathroom complemented by a double width drive, integral garage and lawned gardens to both front and rear.

Harrogate Borough Council - Tax Band D

Viewings via Boroughbridge Office 01423 324324



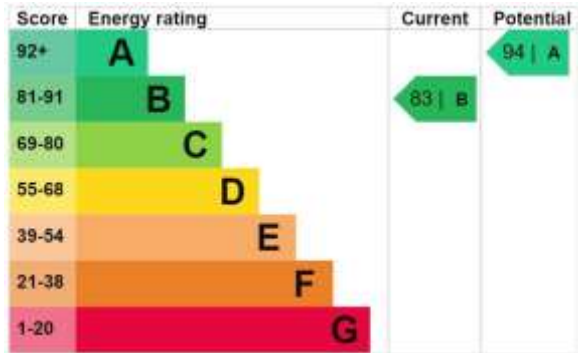
A reception hall with larger than average cloakroom/wc leads off into a formal dining room, sitting room with double doors opening out into the rear garden and an attractively appointed kitchen featuring a range of base and wall storage cupboards, worktop space and integrated appliances (4 ring gas hob, fan assisted electric oven, slimline dishwasher, washing machine, fridge and freezer) complemented by rear garden views and access out to the side of the property.



The first floor landing features an airing cupboard and doors leading off into a principal bedroom with fitted wardrobes and en-suite shower room, 2 further bedrooms (1 with fitted wardrobes) and a bathroom. Other internal features of note include gas fired radiator central heating, double glazing and the residue of a 10 year NHBC warranty.

Externally the front garden is mainly laid to lawn and a double width driveway provides parking and access into an integral garage with power, light and an EV charging point. The rear garden is enclosed, mainly laid to lawn and provides a paved seating area.





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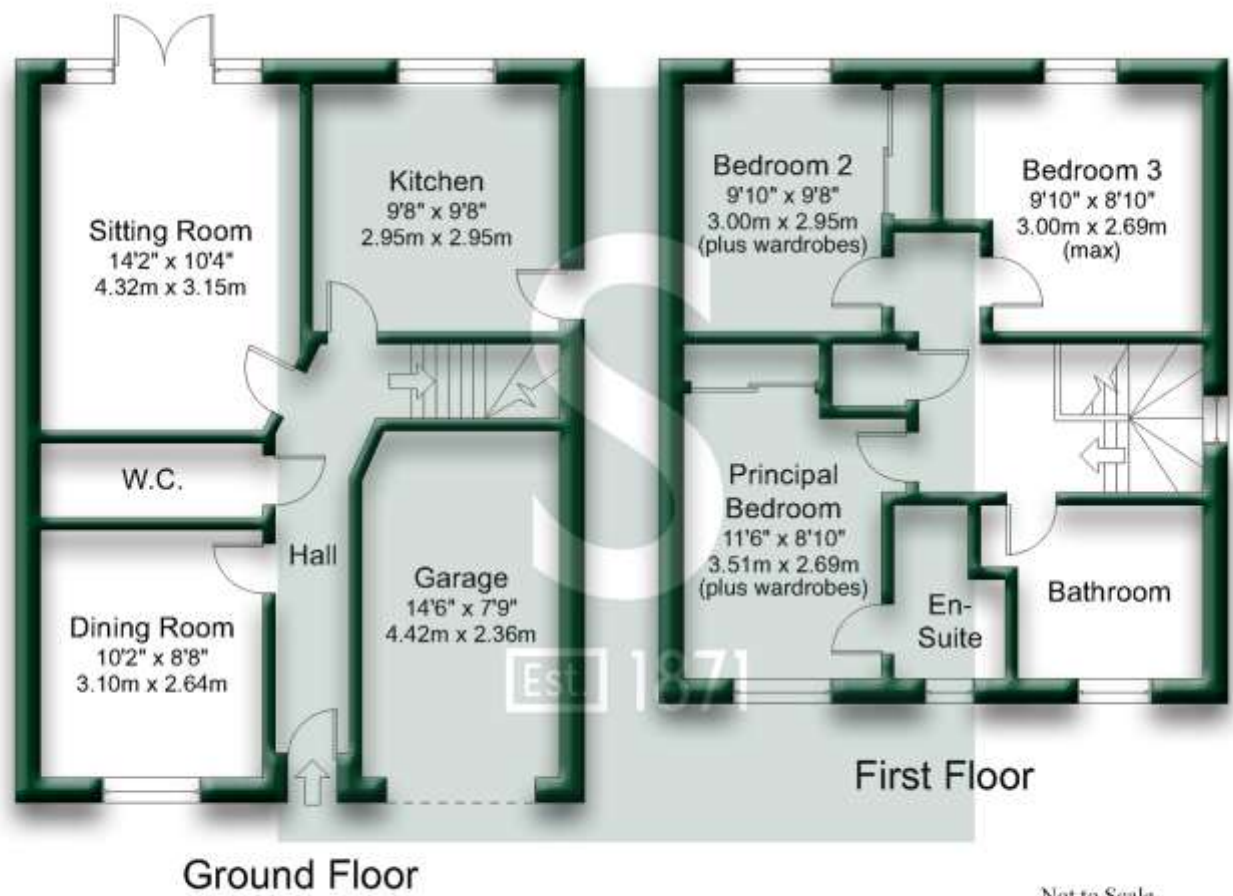
#### Partners

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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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Gross internal floor area excluding Garage (approx.): 83.9 sq m (904 sq ft)

Not to Scale.  
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### Services

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

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