



**Linden**  
HOMES



**Riverside Mills, Boroughbridge**  
**Chain Free £269,950**

An unexpected and exciting opportunity to buy the very last 3 bedroom semi-detached new home available on the fabulous Riverside Mills development built by Linden Homes located on the fringes of Boroughbridge.

\*\*\* FULLY DECORATED, CARPETED & READY TO MOVE INTO NOW \*\*\*



## Property Overview

An internal inspection is essential to appreciate the style, space and quality on offer within this impressive brand new 3 bedroom semi-detached property built by Linden Homes on the highly regarded Riverside Mills development. Offered "Ready To Move Into" and coming with a 10 year peace of mind Buildmark Warranty we don't anticipate that this property will be available to reserve for very long.

## Inside

A reception hall with cloakroom/wc leads off into a living room with storage cupboard and double doors opening out into the rear garden and a stylish dining kitchen featuring a contemporary range of base and wall storage cupboards, worktop space, integrated gas hob and fan assisted electric oven complemented by free-standing appliance space.

The first floor landing leads off into a master bedroom with impressive en-suite shower room, 2 further bedrooms and an attractive appointed house bathroom.

Other internal features of note include gas fired radiator central heating and double glazing.

## Outside

At the front of the property there are 2 parking spaces and an external water tap. A gated pathway to the side leads to an enclosed rear garden which is mainly laid to lawn.

## Energy Efficiency

The property's current energy rating is B (84) and has the potential to be improved to an EPC of A (95).

## Tenure

We have been informed by the vendor that the property is freehold.

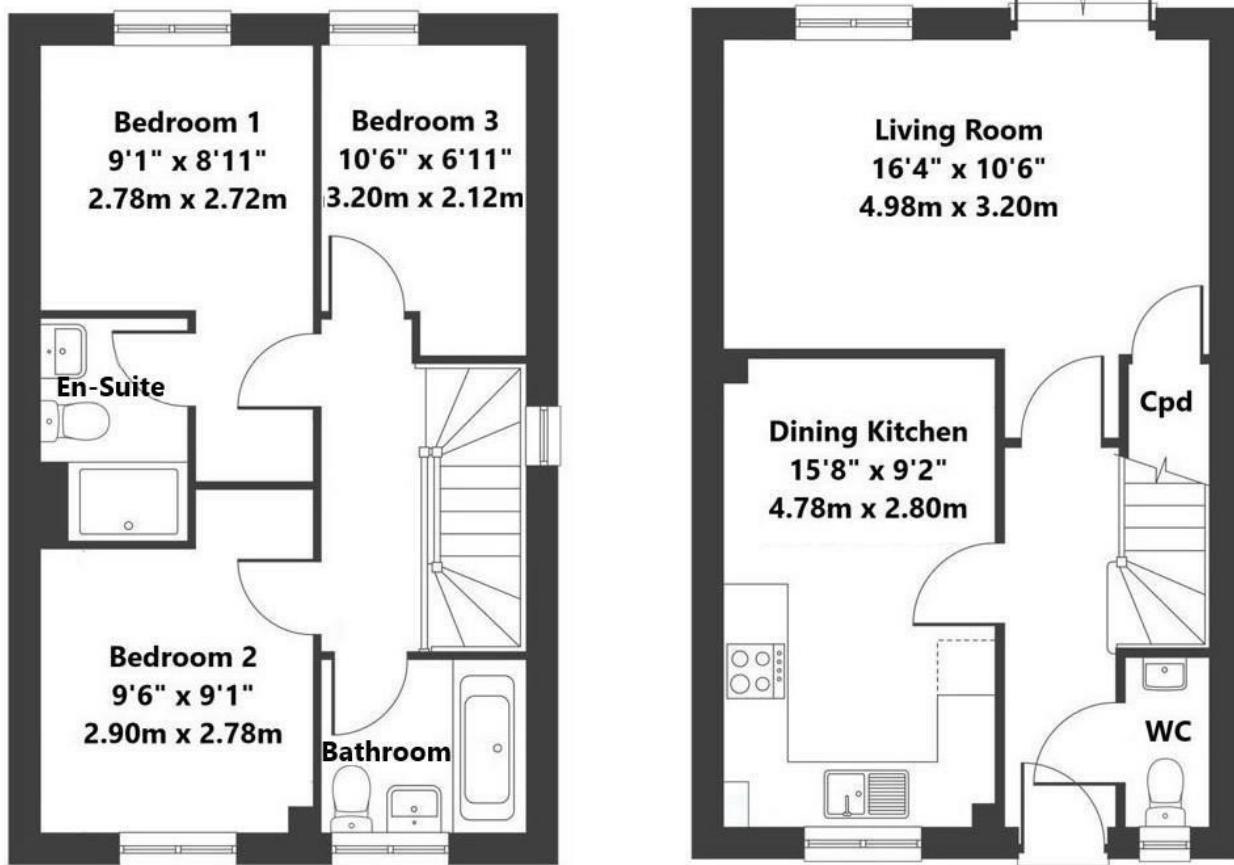
## Services

We have been advised by the vendor that all main services are connected to the property.

## Council Tax & Postcode

This property is within Harrogate Borough Council and the tax band is C. The postcode for the property is Y051 9FW.





Not to scale and all room measurements are approximate.



Map data ©2023

## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

## Associates

CS Hill FNAEA
N Lawrence

