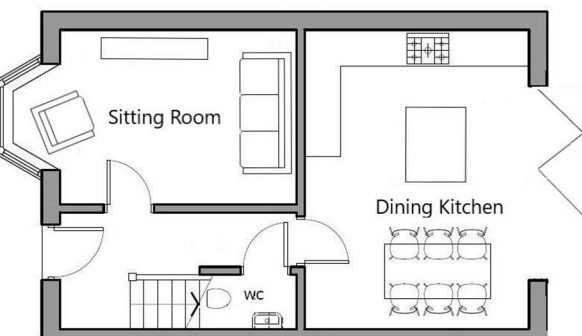




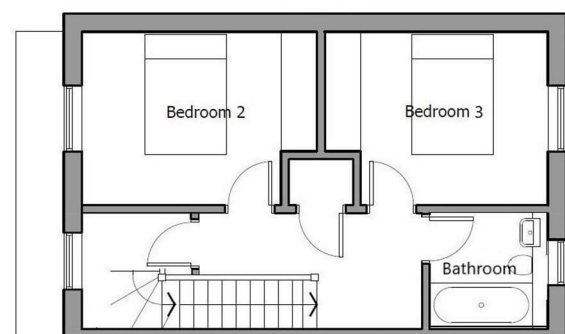
Occaney Close, Boroughbridge Guide Price £315,000

*** READY TO MOVE INTO NOW! ***

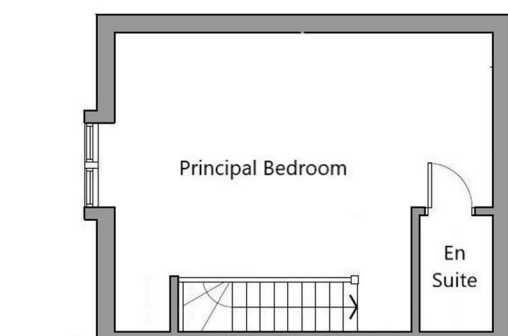
A brand new 3 bedroom contemporary town house discretely positioned within a delightful gated courtyard style development situated in the heart of Boroughbridge and within walking distance of a host of local amenities.



Ground Floor Plan



First Floor Plan



Second Floor Plan

Property Overview

This fabulous new home, built by Easby Stud & Development Company Limited of Bedale, is discretely positioned in a courtyard setting of just 4 other contemporary homes between Horsefair and the River Tutt. The luxuriously appointed interior, across 3 floors, is complemented by a manageable sized rear garden, 2 allocated parking spaces and a 10 year Build-Zone structural warranty.

The high specification featured throughout this stunning new home includes a combination of radiator and underfloor central heating, beautifully appointed Howdens kitchen with quartz worktops and integrated appliances, luxurious bathroom and a stylish en-suite shower room.

Please note that the floor plans and room dimensions are offered purely as a guide and are subject to alteration by the developer.

Reception Hall

With understairs storage cupboard and doors leading off.

Cloakroom/wc

Sitting Room

14'9" x 9'3" (4.50m x 2.82m)

With walk-in bay window.

Dining Kitchen

16'3" x 10'9" (4.96m x 3.28m)

A superbly appointed Howdens kitchen featuring quartz worktops and a quartz topped central island, storage cupboards and integrated appliances complemented by bi-folding doors allowing access out into the rear garden.

First Floor

Bedroom 2

12'0" x 9'3" (3.66m x 2.83m)

Bedroom 3

10'9" x 9'4" (3.28m x 2.86m)

Bathroom

Appointed to provide a bath with shower over, wash basin, wc and heated towel rail.

Second Floor

Principal Bedroom

18'6" x 9'10" (5.65m x 3.00m)

With built-in wardrobes and elevated rooftop views.

En-Suite Shower Room

Outside

2 parking spaces, gated side access and a rear garden with a paved seating area.

Services

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

Tenure

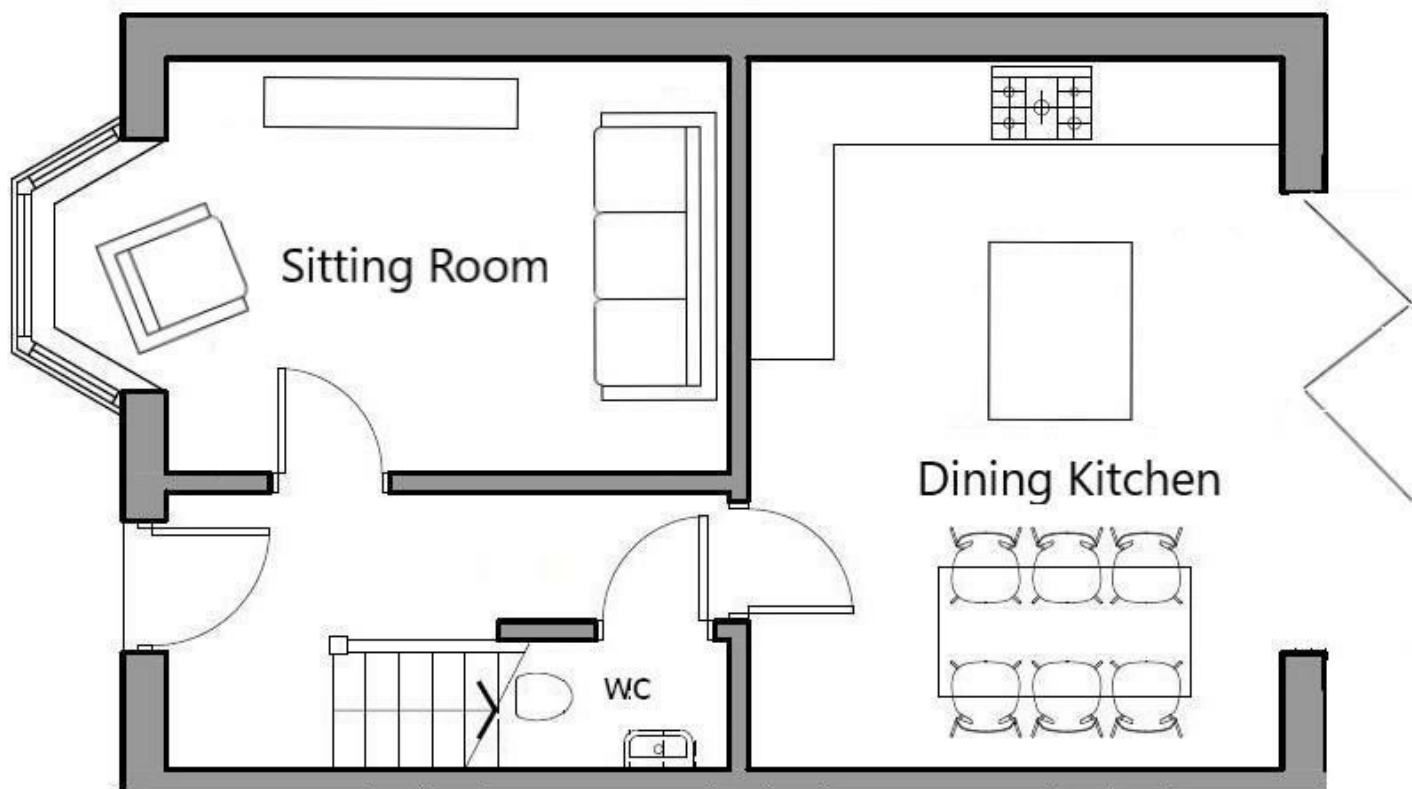
The property is freehold.

Council Tax & Postcode

This property is within Harrogate Borough Council and the tax band is to be confirmed. The property's postcode is YO51 9RQ.

Predicted Energy Assessment

The Predicted Energy Assessment is a B : 84



Ground Floor Plan



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

