



## Druids Meadow, Boroughbridge Guide Price £289,995

A surprisingly spacious property enjoying parkland views to the rear & featuring extended living space to include a 19'9" long living room, 18'1" long dining kitchen, 2 versatile utility rooms & a principal bedroom with en-suite shower room, 2 further double bedrooms & a stylish bathroom complemented by gas fired radiator central heating & double glazing.

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## Inside

A reception hall with understairs storage cupboard leads off into a 19'9" long living room with feature fireplace and double doors out into the rear garden and an impressive 18'1" long dining kitchen with further access out into the rear garden off the dining area and a kitchen that features generous worktop space, base and wall storage cupboards and integrated appliances to include a 5 ring gas hob, double oven and grill, fridge, freezer and dishwasher. Leading off the kitchen is a useful utility room with cloakroom/wc and access into the garage which has been converted into a centrally heated versatile area ideal as a workshop, gym or play room.



The first floor landing leads off into a generous principal bedroom with en-suite shower room, 2 further double bedrooms (1 with parkland views) and a stylish bathroom (2019) with both bath and separate walk-in shower.



## Outside

The driveway to the front of the property provides generous parking and the rear garden provides a split-level area that is predominantly paved.



## Energy Efficiency

The property's current energy rating is C (70) and has the potential to be improved to an EPC rating of B (81).



## Services

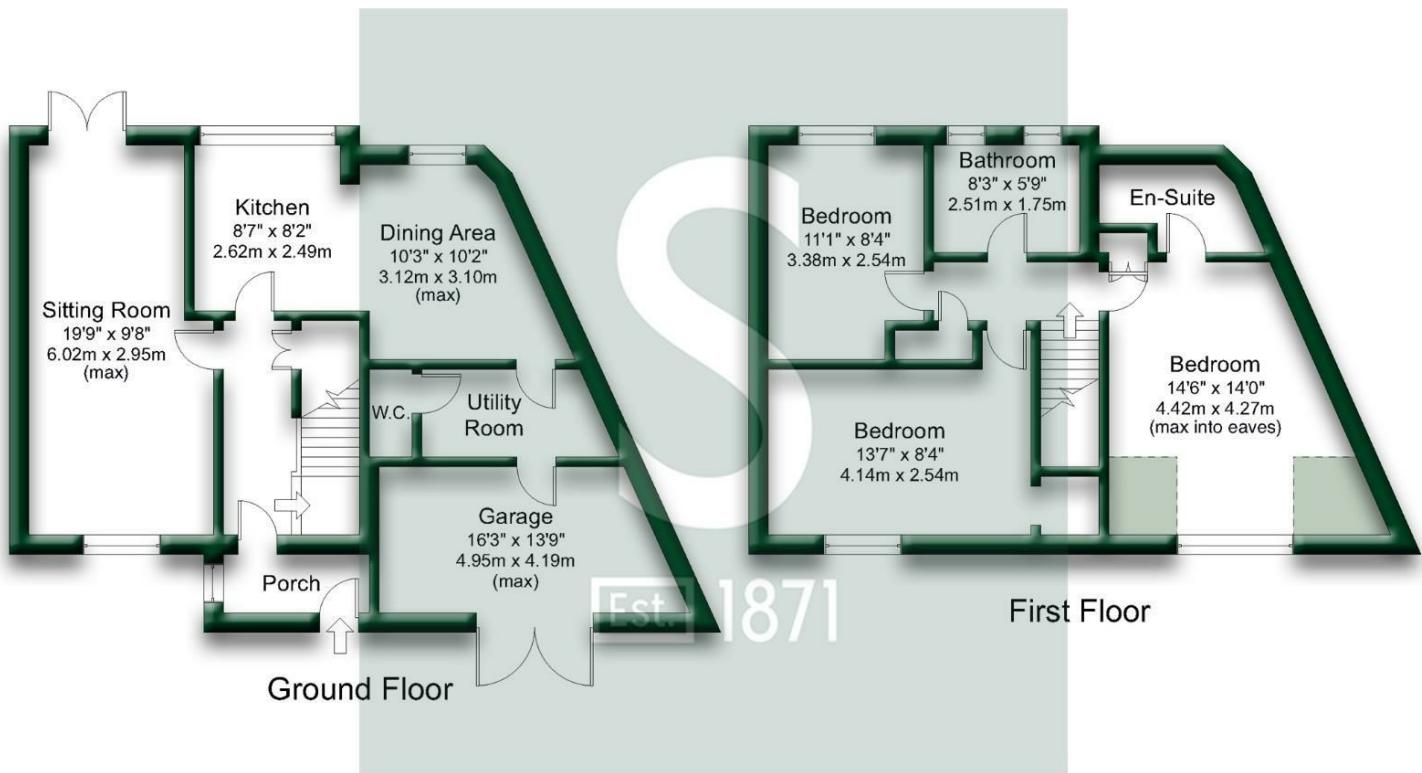
We have been informed by the Vendor that all mains services are connected to the property.

## Tenure

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

## Council Tax & Postcode

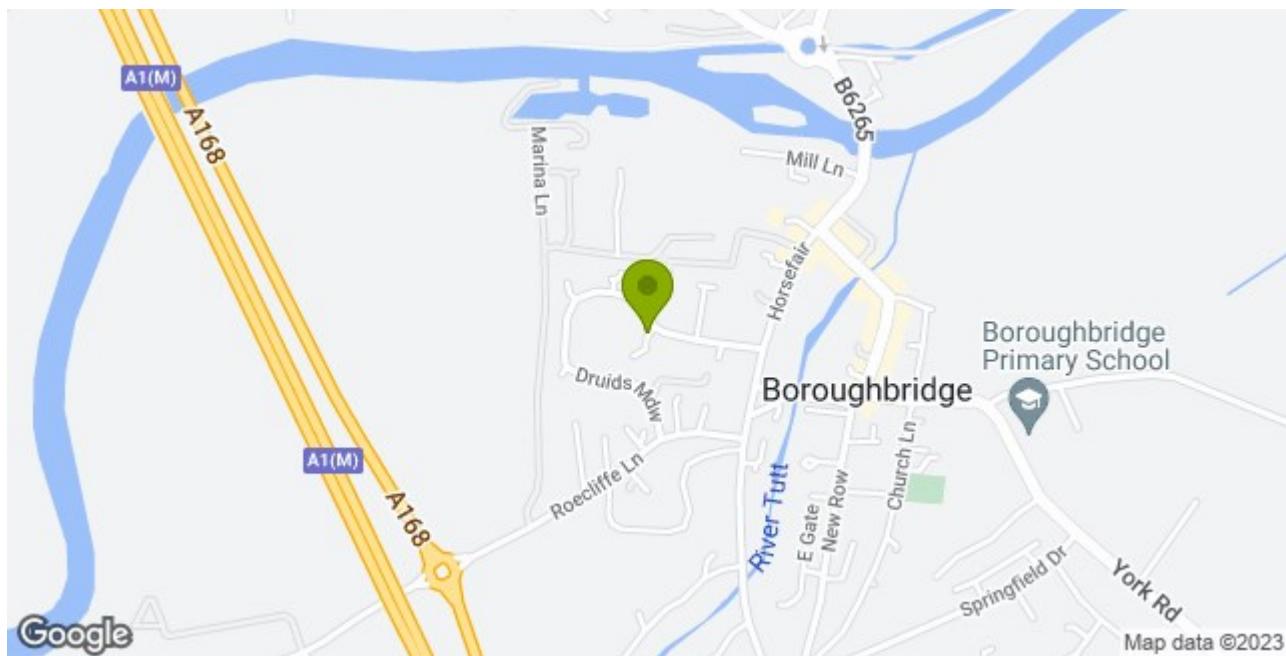
This property is within North Yorkshire Council and the tax band is B. The property's postcode is Y051 9NF.



Gross internal floor area excluding Garage & Eaves (approx.): 96.1 sq m (1,035 sq ft)

Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.

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