



35 HIGHWAYMAN ROAD
Boroughbridge



GSC GRAYS

PROPERTY • ESTATES • LAND

35 HIGHWAYMAN ROAD

Boroughbridge, YO51 9RJ

Constructed 3 years ago, this super semi detached home offers immaculate 3 bedroom accommodation and has been enhanced by its current owners including a delightful landscaped rear garden.

ACCOMMODATION

Modern semi detached house

Constructed 3 years ago and benefitting from the residue of all guarantees

Immaculate throughout

Three bedrooms and Two bathrooms

Enhanced by the current owners

Modern fitted wardrobes

Beautiful landscaped garden to the rear

Off street parking for a number of vehicles



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15-17 High Street, Boroughbridge, York, YO51 9AW

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GSCGRAYS.CO.UK



35 Highwayman Road

A fantastic three bedroom home suitable for a variety of purchasers, constructed three years ago. The Property is immaculate throughout and is in genuine move in condition. Briefly comprising, entrance hall, sitting room, cloakroom/w.c, dining kitchen with super french doors to the rear garden. First floor with master bedroom and ensuite shower room, fitted wardrobes, Two further bedrooms, one with built in wardrobes, house bathroom.

Outside

Garden to the front of the property and side. Driveway providing off street parking. Beautiful low maintenance landscaped rear garden and shed.





Situation and Amenities

Situated to the south of the thriving town of Boroughbridge, the property is located in a popular development and is easily accessible. Boroughbridge has a wide variety of amenities including independent eateries and boutiques. There is a fantastic community spirit and on most days the high street is bustling with locals and visitors. With a large supermarket, the town is a short drive away from nearby Harrogate, Knaresborough and York. The A1M is easy to access and there are regular mainline rail connections from nearby Harrogate, York and Thirsk. Boroughbridge also benefits from both secondary and primary schools and there are additional public schools within a short drive.

The Appeal of our Home - The Owners Insight

The property is only three and a half years old, it's in excellent condition. We have added built-in wardrobes in both double bedrooms and had the rear garden landscaped to create a tranquil haven. The property is in a quiet location a short walk into Boroughbridge town centre and within easy access to the A1.



Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band C

EPC

Rate B

Services and other information

All mains services are connected to the property

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

Viewings

Strictly by appointment with GSC Grays 01423 590500

What3Words

///kick.vase.different

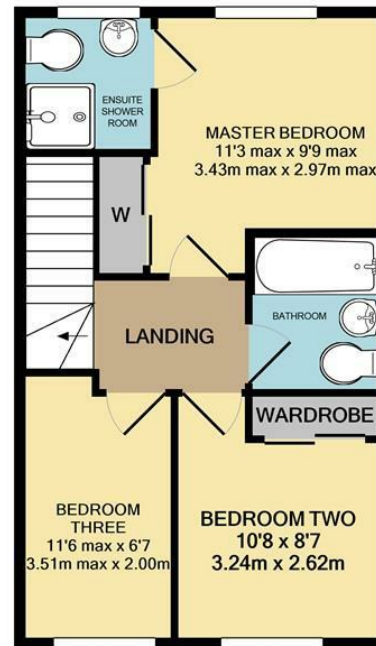
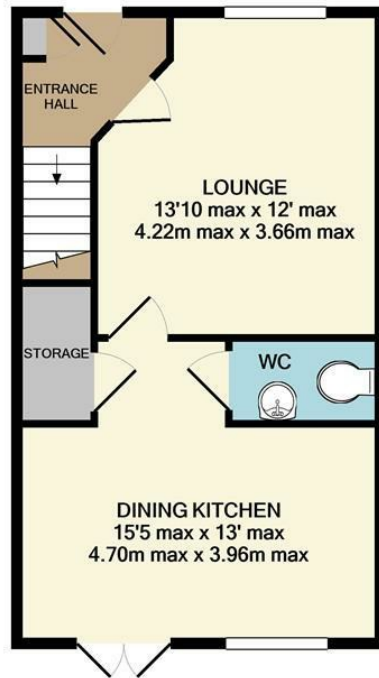
Agents Note

There is an annual estate service charge of £199

Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.7 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

