



Drover Place, Boroughbridge Guide Price £430,000

A beautifully presented 2022 built 4 bedroom detached property enjoying an enviable cul-de-sac position on the fringes of Boroughbridge and boasting a host of interior specification upgrades. Features include a stunning 26'10" (8.18m) long dining kitchen, study and en-suite shower room to the impressive principal bedroom.

*** NO ONWARD CHAIN ***

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Inside

A reception hall with Wc/utility room leads off into a sensibly sized study/snug and a spacious 17'8" (5.38m) long sitting room with bay window. The stunning 26'10" (8.18m) long dining kitchen features expansive granite worktops and a range of base and wall storage cupboards complemented by integrated appliances and double doors off the dining area opening out into the rear garden.



The first floor landing leads off into a luxurious principal bedroom with fitted wardrobes and en-suite shower room, 3 further double bedrooms and a stylish house bathroom.

Other internal features of note include gas fired radiator central heating, double glazing, boarded loft space with drop down ladder, security alarm system and the residue of a 10 year structural warranty.

Outside

The front garden is mainly laid to lawn and a driveway with EV charging point provides parking and access into a single garage. The rear garden is also mainly laid to lawn and still offers a buyer the exciting opportunity to landscape to their own style and needs.



Energy Efficiency

The property's current energy rating is B (85) and has the potential to be improved to an EPC rating of A (94).

Services

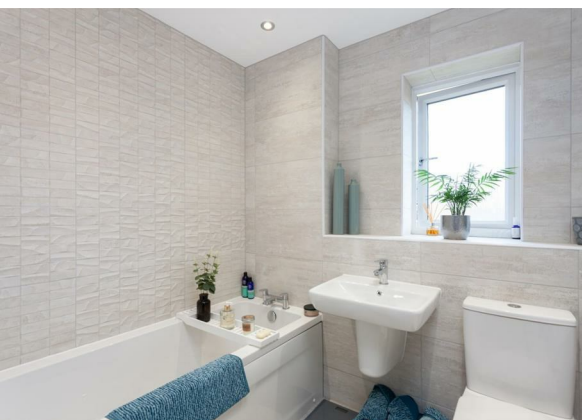
We have been informed by the Vendor that all mains services are connected to the property.

Tenure

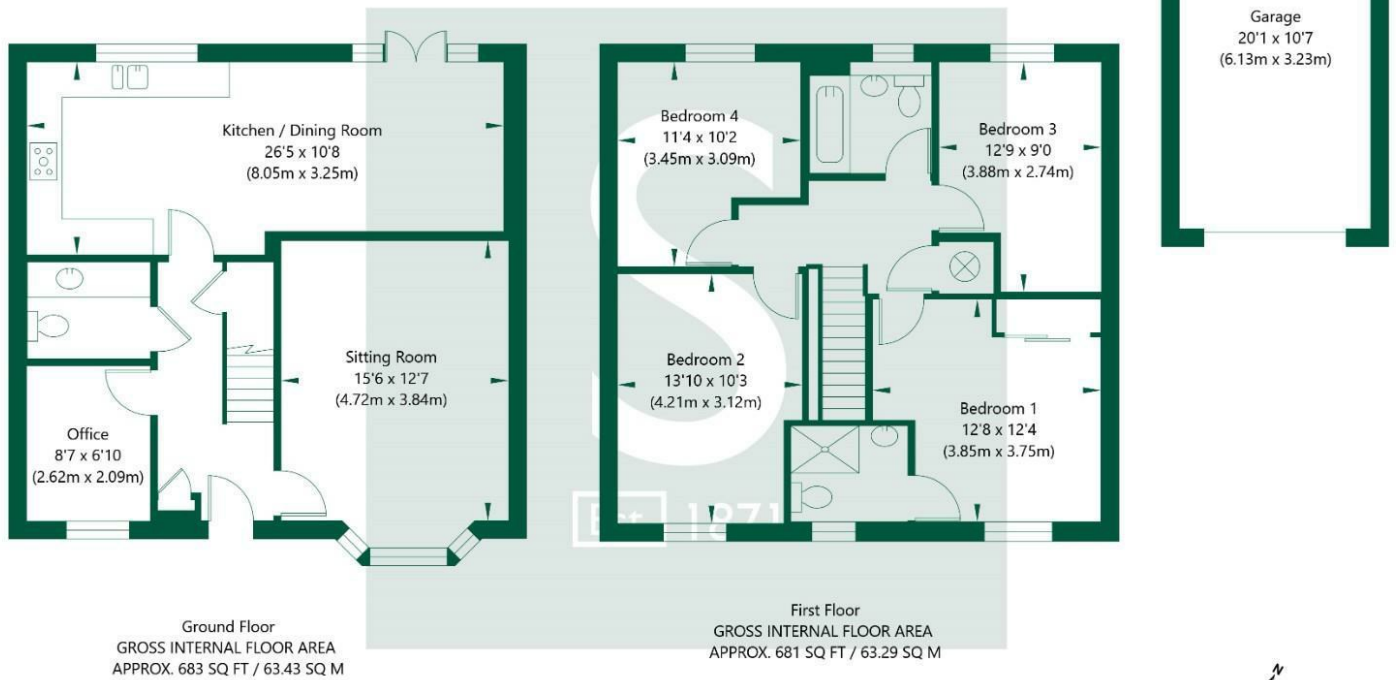
We have been informed by the Vendor that the property is freehold.

Council Tax

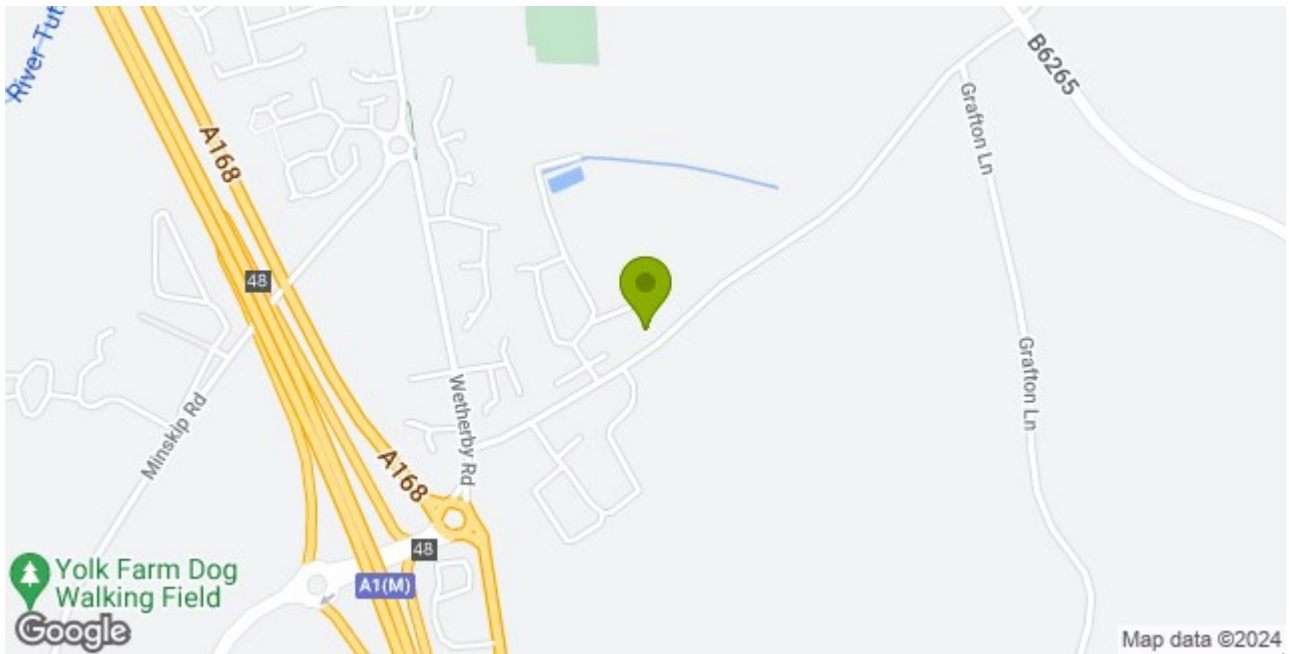
This property is within North Yorkshire Council and the tax band is E.



Drover Place, Boroughbridge, York, YO51 9RG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1364 SQ FT / 126.72 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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