



63 Highwayman Road, Boroughbridge

£400,000 Guide Price



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A well-presented four-bedroom detached home, occupying a tucked-away end plot with a generous rear garden, detached garage and ample driveway parking, situated within a popular modern development on the edge of the thriving town of Boroughbridge.

This modern home offers all the benefits expected of a nearly new build, combining well-proportioned living space with a practical layout ideally suited to modern family life. Externally, the property enjoys a generous and enclosed rear garden, predominantly laid to lawn with well-maintained borders and a patio seating area—ideal for relaxing or entertaining. Gated side access adds further practicality. To the front, a neatly presented garden enhances the kerb appeal, while a driveway provides ample off-street parking and leads to a detached garage, with the added benefit of an electric vehicle charging point. Highwayman Road forms part of a vibrant semi-rural community, with countryside walks close by and easy access to a range of local amenities. Boroughbridge offers an excellent range of local amenities including independent shops, cafés and restaurants along the historic high street. For commuters, the property is well positioned with easy access to the A1(M) and A19, along with mainline rail connections at York and Thirsk. The town lies approximately 18 miles from York, 10.5 miles from Harrogate, less than 7 miles from Knaresborough and 7.5 miles from Ripon, with the Yorkshire Dales and North Yorkshire Moors National Parks also within easy reach. A fantastic opportunity to acquire a stylish and spacious family home in a sought-after location, early viewing is highly recommended.

Council Tax band: E

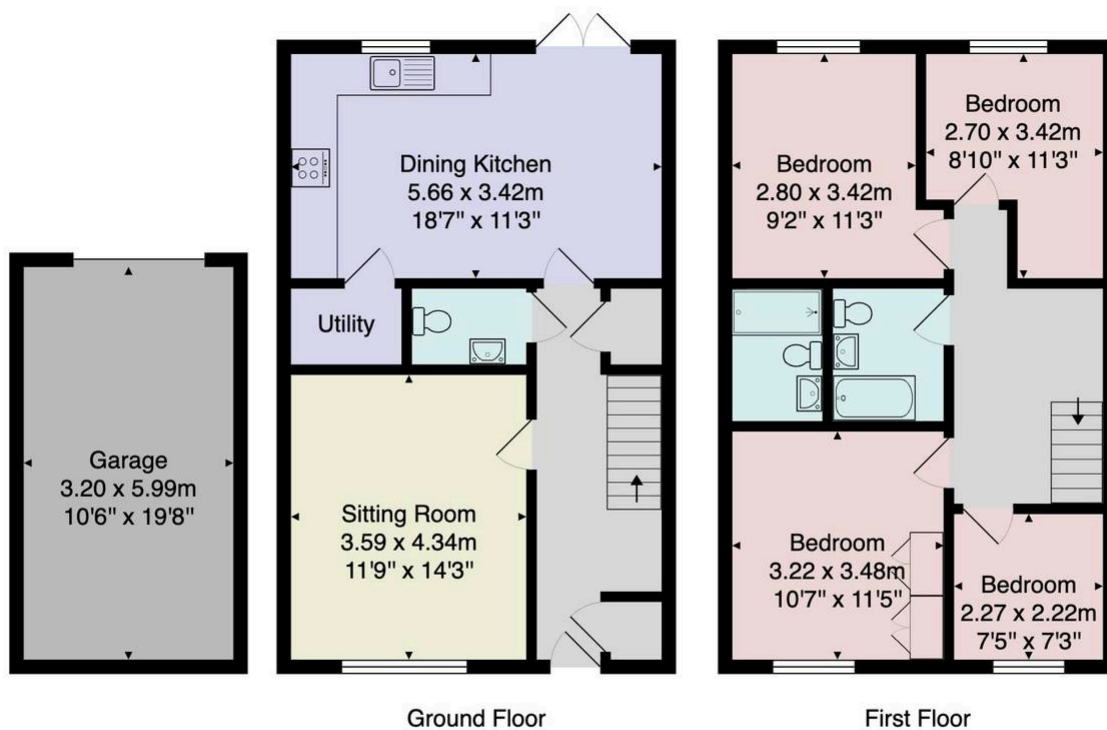
Tenure: Freehold

EPC Energy Efficiency Rating: B



The accommodation opens into a welcoming entrance hall, leading through to a spacious and beautifully presented lounge, filled with natural light from a wide front-facing window with stylish shutters, creating a bright yet cosy living space. To the rear, a superb open-plan dining kitchen forms the heart of the home, fitted with a comprehensive range of modern units, generous worktop space and integrated appliances. The dining area provides ample room for a family table and enjoys direct access to the rear garden via French doors, perfect for indoor-outdoor living. A separate utility room and ground floor WC complete the ground floor. To the first floor, an open landing leads to four well-proportioned bedrooms, all offering flexibility for family life, guest accommodation or home working. The principal bedroom benefits from fitted wardrobes and is served by a contemporary en-suite shower room. The remaining bedrooms are complemented by a modern house bathroom, fitted with a white suite including a bath with shower over.





Total Area: 123.7 m² ... 1331 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

