



## Harness Lane, Boroughbridge

Offers Over £285,000

**Stephensons**  
estate agents & chartered surveyors

# S

Harness Lane,  
York YO51 9PF

Est. 1871

Offers Over £285,000

An impressive 3 bedroom end terrace property featuring a generous living room with breakfast bar, a stylish modern kitchen, a separate dining room, a rear garden with summer house, and off street parking.

Entered via a composite front door into a welcoming entrance hall with staircase rising to the first floor.

The spacious sitting room is a dual-aspect space, with a bay window to the rear, overlooking the garden. Featured in the sitting room is a log-effect gas fireplace with tiled hearth and timber beam surround, as well as a breakfast bar with a look-through into the kitchen.

The modern kitchen is fitted with a range of matching base and wall units with complementary worktops with integrated sink and dish drainer, and integrated appliances including, cooker, four-ring gas hob and a dishwasher. In addition there is a UPVC door which provides access to the rear garden, a cloakroom/WC with fitted corner vanity unit.

The separate dining room provides a versatile space which is currently setup with space for a washing machine, tumble dryer and fridge/freezer, but retains further space for a large freestanding dining table and chairs.



Tenure: Freehold  
Services/Utilities: All mains and services are understood to be connected  
Broadband Coverage: Up to 76\* Mbps download speed  
Council Tax: C - North Yorkshire Council  
EPC: D (64)  
Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



To the first floor, the landing gives access to three well-proportioned bedrooms. The spacious master bedroom is positioned to the front elevation and features a dressing area with fitted wardrobes leading through to an en-suite shower room with full-height tiling, wall-mounted wash hand basin, low-flush WC and enclosed shower cubicle.

The house bathroom comprises a bath with shower over, wall-mounted wash hand basin, low-flush WC, heated towel rail and full-height tiling.

To the front of the property is a tarmac driveway providing off-road parking, alongside an adjacent gravelled area with a lawned area with a mature tree.

The rear garden features an extended patio area, with large lawned area and a timber-built summer house. A rear access gate opens out onto the stone flagged path leading down the side of the property.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

## Partners:

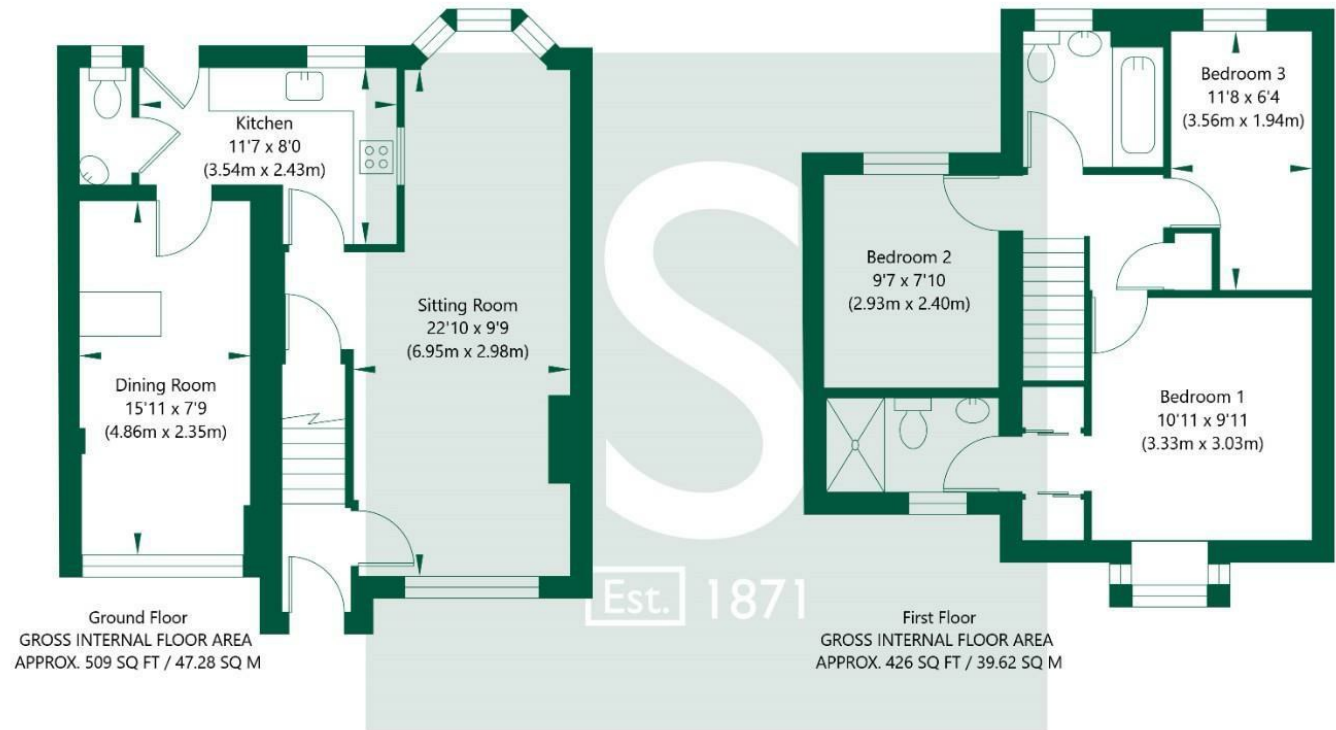
J F Stephenson MA (Cantab) FRICS FAAV  
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 935 SQ FT / 86.9 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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