



## 47 Brigante Place, Boroughbridge

£350,000 Offers Over



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A beautifully presented three-bedroom detached family home situated within a modern development on the edge of the thriving market town of Boroughbridge. Offering well-balanced accommodation throughout, the property benefits from an enclosed rear garden, private driveway parking for two vehicles and stylishly presented interiors ideally suited to modern family living.

To the front of the property is an attractive landscaped garden with pathway leading to the entrance door. A private driveway to the side provides off-street parking for two vehicles.

The property is ideally positioned within a popular residential development on the edge of Boroughbridge, a thriving market town offering a wide range of amenities including independent shops, cafés, restaurants, schools and leisure facilities. Excellent transport links are available via the nearby A1(M), providing convenient access to York, Harrogate and Leeds.

Externally, the property enjoys a neatly maintained enclosed rear garden, predominantly laid to lawn with a paved patio area providing an ideal space for outdoor seating and entertaining. The garden is enclosed by fencing and brick walling creating a secure environment and has space for a garden shed for additional storage.

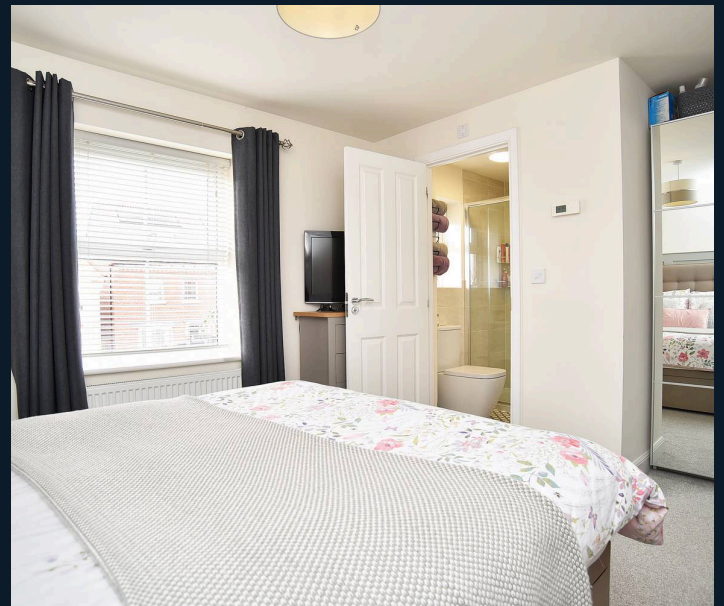
Council Tax band: D

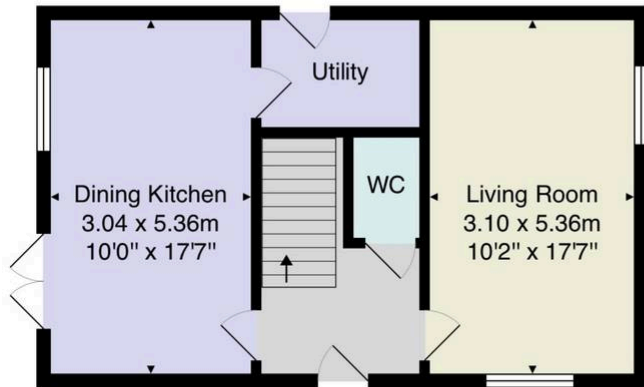
Tenure: Freehold

EPC Energy Efficiency Rating: B

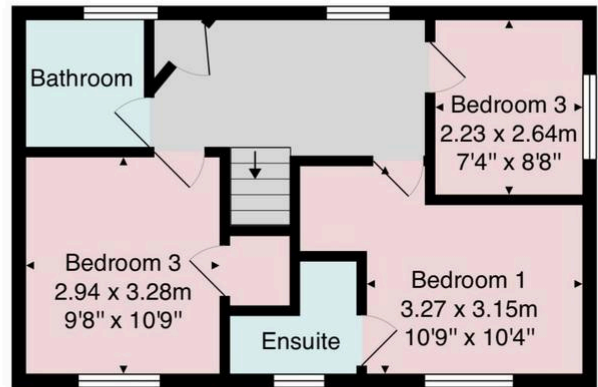


The ground floor opens into a welcoming entrance hallway with a convenient cloakroom/WC and storage cupboard. The spacious living room is beautifully presented and finished in a contemporary style, creating a comfortable and inviting space for relaxing and entertaining. The stylish open-plan dining kitchen forms the heart of the home. The kitchen is fitted with a modern range of grey shaker-style wall and base units complemented by sleek worktops and integrated appliances including an electric oven, hob and extractor hood, with space for additional appliances. The room offers ample space for a dining table and seating area, while French doors open directly onto the rear garden allowing plenty of natural light to fill the space and providing easy access for outdoor dining. A practical utility room is also located on the ground floor, fitted with matching wall and base units with worktop over and space and plumbing for a washing machine and tumble dryer. A door provides convenient access to the rear garden. To the first floor, a spacious landing provides access to all bedrooms and the family bathroom. The landing also benefits from a useful storage cupboard and access to a fully boarded loft, offering excellent additional storage space. The principal bedroom is well-proportioned and benefits from a modern en-suite shower room fitted with a walk-in shower, WC and wash hand basin. Two further good-sized bedrooms provide flexible accommodation for family members, guests or home working. The family bathroom is fitted with a modern white suite comprising a panelled bath, WC and pedestal wash hand basin, finished with neutral wall tiling and stylish patterned flooring.





Ground Floor



First Floor

Total Area: 92.8 m<sup>2</sup> ... 999 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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