



## Highwayman Road, Boroughbridge Guide Price £280,000

\*\*\* MODERN SEMI-DETACHED HOME \*\*\*

An immaculately presented 3 bedroom semi-detached home offering stylish modern living. The property features a generous sitting room, kitchen diner, principal bedroom with en-suite, two further bedrooms, house bathroom, landscaped gardens and a two car drive with EV charging point.



## Accommodation

The property is entered into a carpeted entrance hall with useful storage cupboard and a staircase leading off.

The sitting room is generously proportioned, featuring fitted blinds.

The modern dining kitchen offers a range of high and low level units along with integrated appliances, including a fridge/freezer, oven and grill, Zanussi four-ring gas hob with extractor canopy, and a dishwasher. The dining area has French doors opening out to the rear garden and includes a useful under-stairs storage cupboard and a downstairs WC.

The principal bedroom is a spacious double with stylish fitted wardrobes and an en-suite shower room comprising a low-flush WC, wall-mounted washbasin, and shower with full-height tiled splashbacks.

Bedroom two is also a double with fitted wardrobes, while bedroom three is well-proportioned and is currently in use as a home office.

The internal accommodation is completed by the house bathroom, which includes a bath with tiled splashbacks, wall-mounted washbasin, and low-flush WC.

## To The Outside

Outside, the rear garden has been attractively landscaped and now features stone-flagged patio areas with large plant beds to either side containing a variety of shrubs and flowers. There is a timber-built garden shed located toward the end of the garden.

The front garden is mainly laid to lawn with a herbaceous border. To the side of the property is a driveway providing parking for two cars which benefits from an EV charging point.

## Energy Efficiency

The property's current energy rating is B (84) and has the potential to be improved to an EPC rating of A (96).

## Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 1600\* Mbps download speed

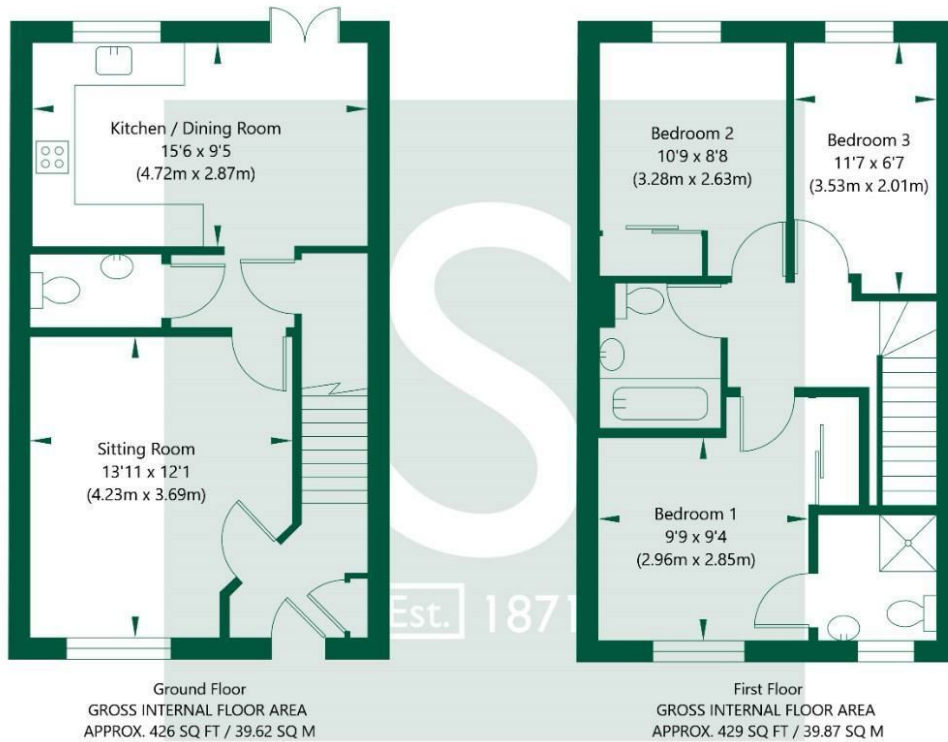
Council Tax: C - North Yorkshire Council

Estate Management Charge: £199 per annum

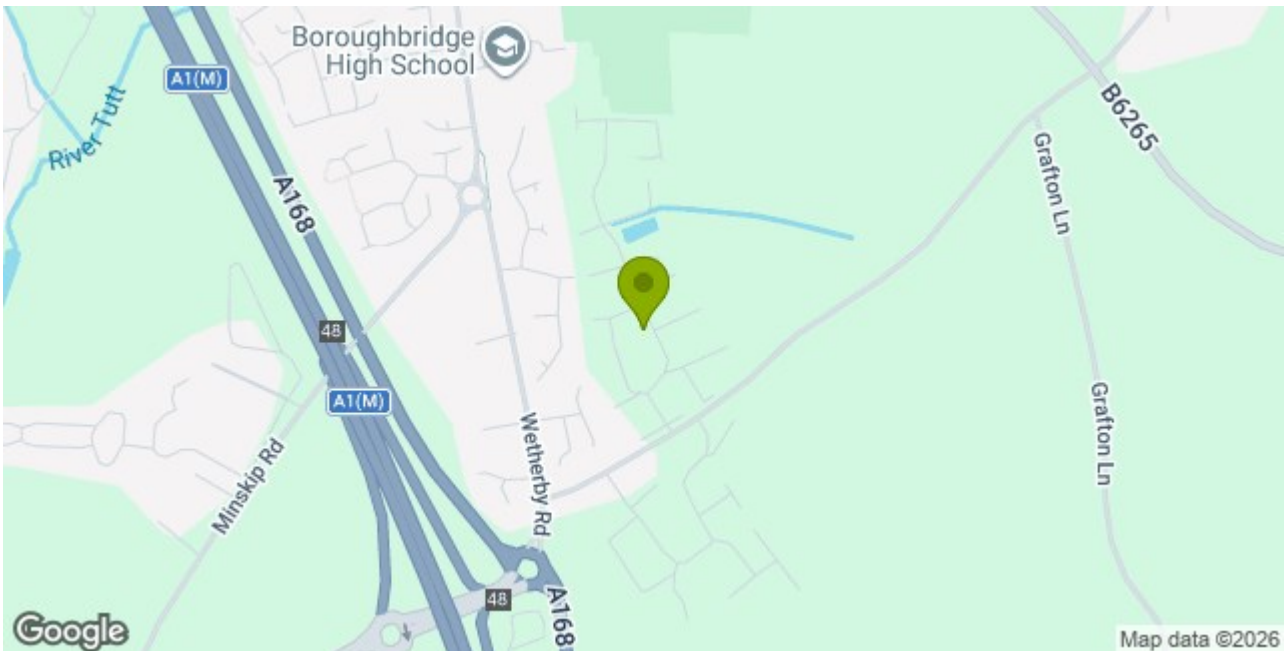
Current Planning Permission: No current valid planning permissions

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

# Highwayman Road, Boroughbridge, York, YO51 9RJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 855 SQ FT / 79.49 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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N Lawrence

