





## Accommodation

An immaculately presented and recently constructed link detached home, occupying a lovely setting and being situated to the outskirts of the sought after town of Boroughbridge. Beautifully maintained by its current owner, the property offers a flexible accommodation arranged over three floors and a fully enclosed and low maintenance rear garden, so is sure to appeal to a variety of purchasers. The property also enjoys lovely outlooks to the front and side, across gardens, fields and woodland. The premium setting helps set the property apart, from similarly priced estate properties, currently available for sale in the area.

Located in Boroughbridge, the property offers ease of access to a range of amenities, both in Boroughbridge itself and the neighbouring towns/cities, including Harrogate, Ripon and Thirsk. The property is also ideally located for commuters, offering ease of access to the A1(M) and beyond.

On entering the property, there is an entrance hall with stairs rising to the upper floors and space to hang coats. The open plan kitchen/diner/living room is a fantastic space for family living, with a cosy log burner, understairs storage and rear garden access. The kitchen is fitted an extensive range of modern units and integrated appliances, including an induction hob, electric oven and dishwasher, whilst there is ample space for a dining table. Upstairs, there is a landing with stairs rising to the second floor, two well-proportioned bedrooms and the part-tiled family bathroom, which is stylishly fitted with a white suite, including a bath with shower and glazed screen over. Rising to the second floor, there is a further spacious and airy bedroom, with eaves storage and a skylight. The property has neutral decor throughout, giving the new owners(s) the scope to easily decorate the home to their personal tastes. The property also benefits from double glazing throughout and an air source heat pump, aiding a high energy efficiency rating.

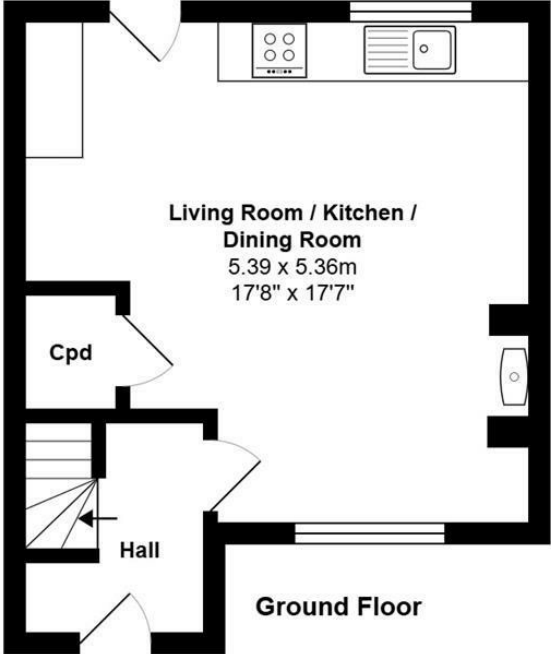
Externally, the front of the property benefits from a shared gravel driveway, allowing parking for two vehicles. A paved pathway gives access to the main entrance door, whilst access is also available to the side of the house. To the rear, the house presents a lovely enclosed rear garden, ideal for those with pets or young children. The garden is mostly paved for ease of maintenance, also offering a timber built shed, which also adds additional handy storage.

Properties of this quality are rare to market at this price point, especially in such a great location, so an early viewing is advised on this lovely home.

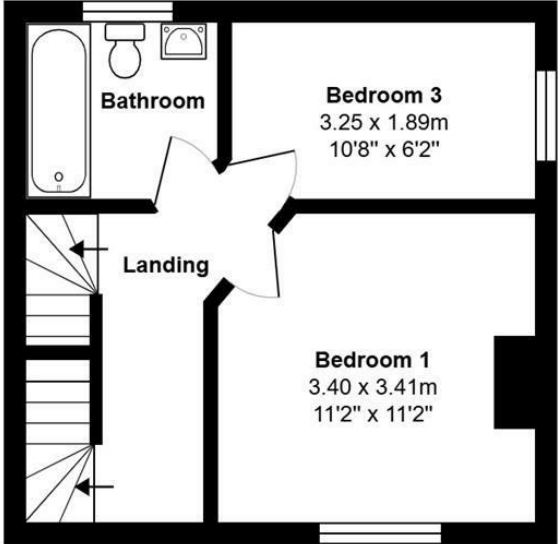




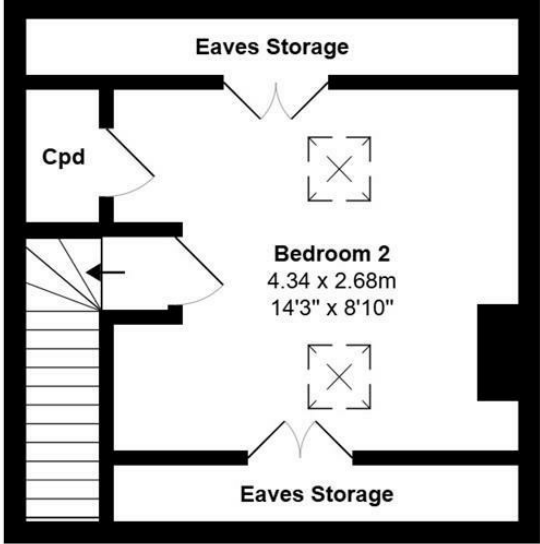
Floorplan



Ground Floor



First Floor

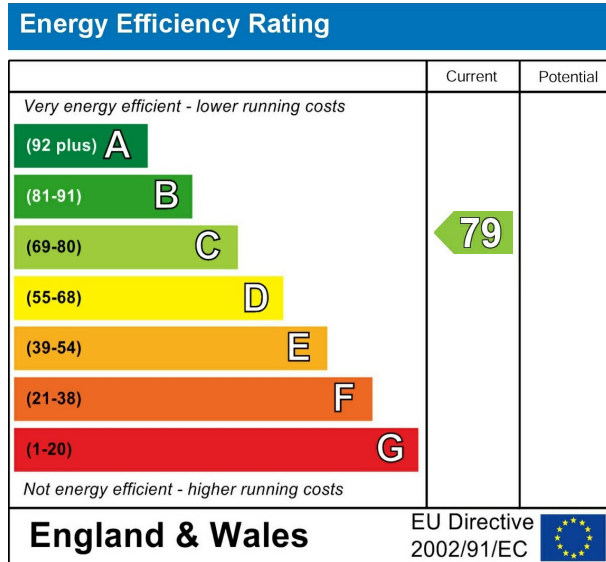


Second Floor





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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