

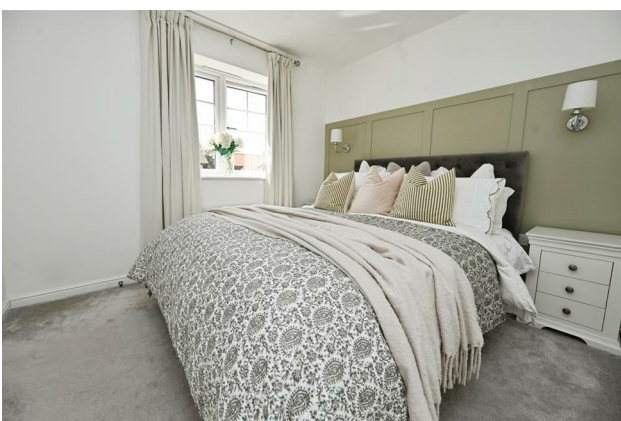
# HUNTERS®

HERE TO GET *you* THERE

5 Highwayman Road, Boroughbridge, York, YO51 9RJ

Asking Price £300,000

Property Images



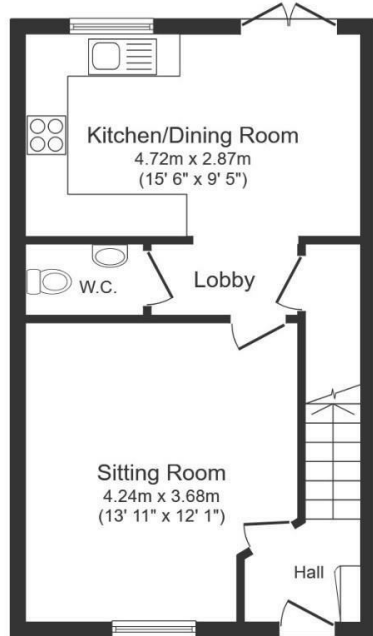
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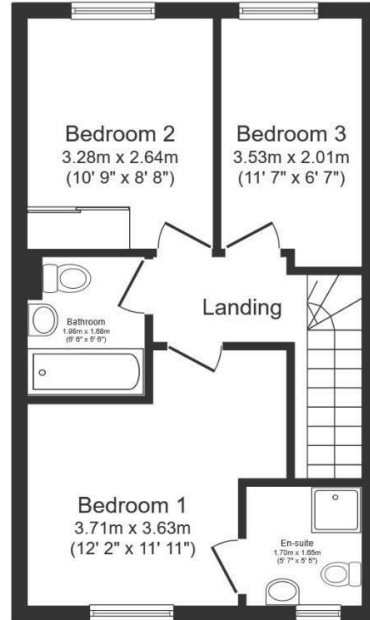
## Property Images



## Floorplan



Ground Floor



First Floor

Total floor area: 79.4 sq.m. (855 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

Occupying an attractive position with an open aspect to the front, this immaculately presented modern semi detached home offers stylish and contemporary living in the popular market town of Boroughbridge. Built in 2021, the property has been thoughtfully enhanced by the current owners, who have upgraded the original specification with tasteful décor throughout, including elegant wall panelling that adds character and a high quality finish to many of the rooms.

A welcoming entrance hall leads into a bright and spacious lounge, while to the rear of the property is a superb dining kitchen, fitted with a range of built in appliances and featuring double patio doors that open onto the rear garden, creating an ideal space for both everyday family living and entertaining. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are three well proportioned bedrooms, including a generous principal bedroom with a contemporary ensuite shower room, together with a modern house bathroom.

Externally, the property continues to impress with an enclosed rear garden, laid mainly to lawn and complemented by a decked patio area, perfect for outdoor dining and relaxing. To the front, a driveway provides off street parking for at least two vehicles.

Beautifully presented throughout and ready to move straight into, this is an excellent opportunity to acquire a modern family home in a desirable location with easy access to Boroughbridge's excellent range of amenities and transport links.

## Features

• MODERN SEMI DETACHED HOUSE • LOUNGE • DINING KITCHEN WITH BUILT IN APPLIANCES • DOWNSTAIRS WC • THREE BEDROOMS • MASTER ENSUITE SHOWER ROOM • HOUSE BATHROOM • GARDEN • DRIVEWAY PROVIDING OFF STREET PARKING