



Stable Mews, Boroughbridge, Yorkshire, YO51 9RD

- Situated in the sought-after Boroughbridge
- Main bedroom benefitting from an en suite
- Convenient downstairs WC
- Driveway parking for two vehicles
- Early viewing highly recommended
- Three double bedroom semi-detached house
- Stylish open-plan kitchen and dining area
- Private garden to the rear of the property
- Close to local amenities and public transport links
- Council Tax Band C

Guide Price £300,000

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DESCRIPTION

Located on Stable Mews in Boroughbridge, this delightful semi-detached house offers a perfect blend of modern living and comfort. With three spacious double bedrooms, including the main bedroom complete with an en suite bathroom, this home is ideal for families or those seeking extra space.

The open kitchen and dining area is a highlight, featuring contemporary finishing touches that make it both stylish and functional. A separate lounge offers a cosy retreat, while a convenient downstairs WC adds to the practicality of the layout.

Outside, you will find a private garden at the rear, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The front of the property features driveway parking for two vehicles, ensuring ease of access and convenience.

Situated in a sought-after area of Boroughbridge, this home is close to local amenities, supermarkets, and excellent public transport links, making it an ideal location for both work and leisure. This property is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this lovely house your new home.

EPC

Energy rating B

This property produces 1.3 tonnes of CO2

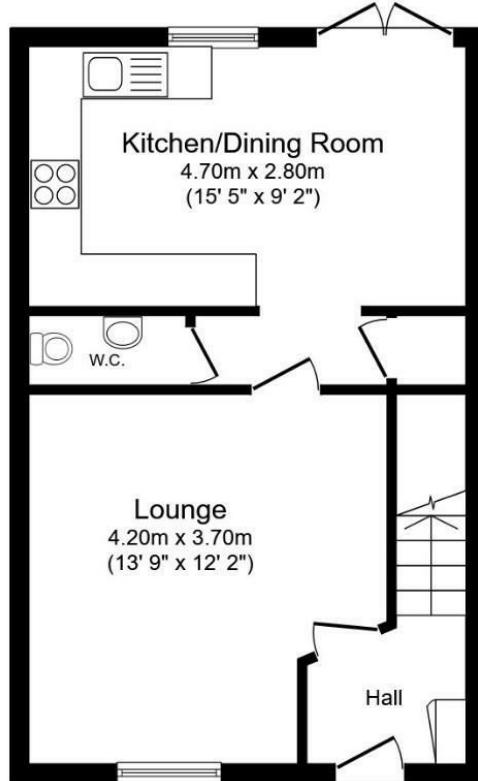
Material Information - Harrogate

Tenure Type: Freehold

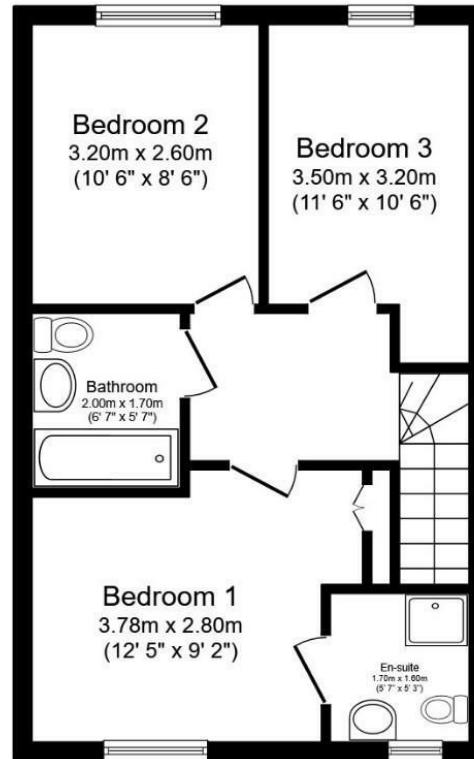
Council Tax Banding: C







Ground Floor



First Floor

Total floor area 82.0 sq.m. (883 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Viewings

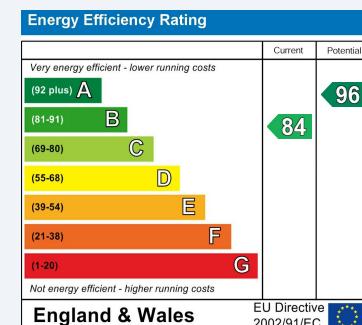
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.