



Guide Price £280,000

- Highly sought after location
- Beautifully appointed accommodation throughout
- Remainder of a ten year NHBC guarantee
- Lounge
- Dining kitchen with integrated appliances
- Three bedrooms and two bath/shower rooms
- Off street parking for two cars
- Attractive landscaped rear garden

35 Highwayman Road, Boroughbridge, York, YO51 9RJ

A beautifully appointed three bedroom semi-detached family home with off street parking and enclosed landscaped garden, situated within this highly regarded development on the edge of Boroughbridge.

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35 Highwayman Road, Boroughbridge, York, YO51 9RJ

York 18 miles, Harrogate 10 miles, Leeds 27 miles (all distances approximate)

General remarks

With gas central heating and uPVC double glazing the property briefly comprises; reception hall with staircase to the first floor and useful cloaks cupboard. The lounge enjoys an attractive open aspect to the front. The dining kitchen comprises a

comprehensive range of matching wall and base units with working surfaces over. Integrated appliances include an oven with grill above, integrated fridge, freezer, slimline dishwasher and washing machine. A window and double opening French doors overlook the enclosed landscaped rear garden. There is also a deep downstairs storage cupboard and guest cloakroom.

A staircase leads to the first floor landing with access to the roof void. The principal bedroom has a built-in wardrobe with part mirrored fronts and modern en-suite shower room. The guest bedroom also has a built-in wardrobe with part mirrored fronts and there is a third bedroom currently being utilised as an office. The house bathroom comprises a matching white three piece bath suite. Outside a tarmac driveway provides off street parking for two vehicles and there is also an EV charging point. A further feature of the property is the attractive landscaped rear garden which will undoubtedly appeal to those entertaining. It has been designed for ease of maintenance with

a large terrace with shaped flowerbed borders with specimen shrubs and timber garden shed.

The property is situated on the fringe of this popular market town which has a good selection of shops, public houses and cafes and the fashionable spa town of Harrogate and historic market town of Knaresborough are also easily accessible. It is also convenient for the commuter with the A1(M) which links into the national motorway network.

Directions

Proceed out of Boroughbridge on the Wetherby Road and just before the roundabout turn left. Take the first left into Highwayman Road and at the T junction turn right, follow the road round to the left where the property will be found further along on the left hand side.

what3words arching.talkative.lease

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services installed
- Off street parking
- We have been verbally informed there is an estate service charge of £199 per annum.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

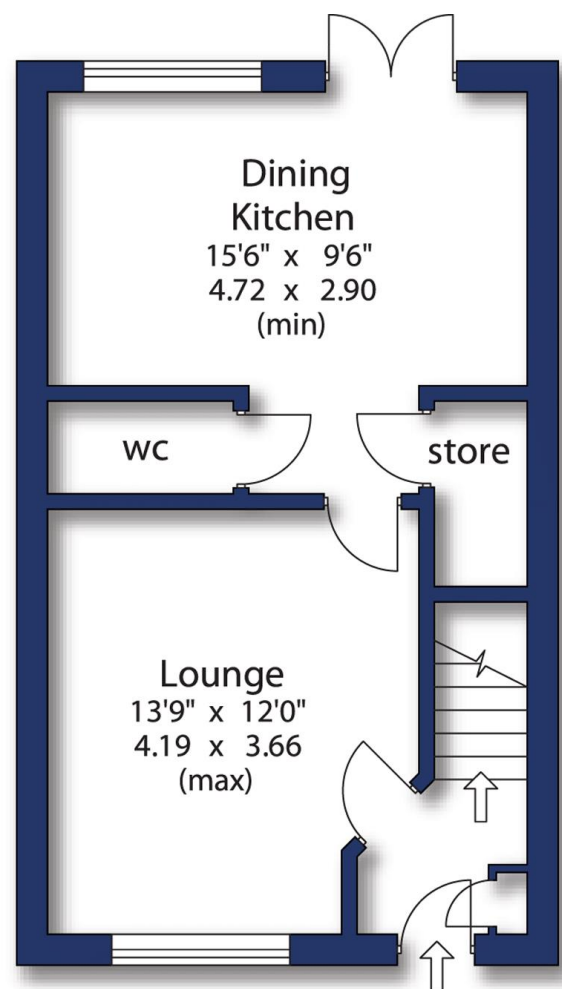
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

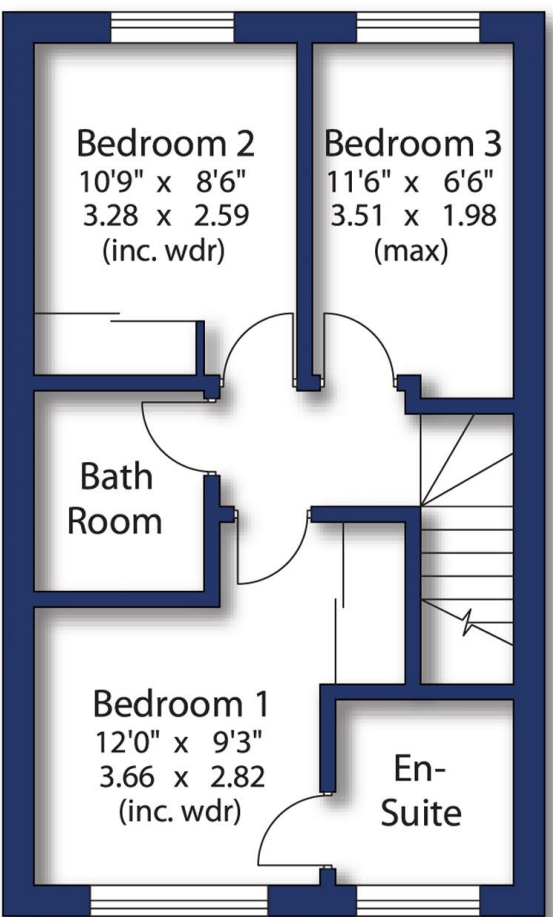
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Floorplans



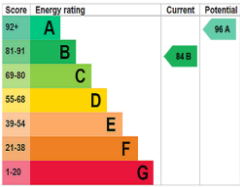
Ground Floor



First Floor

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