



Guide Price £249,995

- Benefitting from a South West facing garden and views of mature trees to the front
- Modern interiors with a spacious living room and patio doors to the garden
- Two double bedrooms
- EV Charging and two allocated spaces

8 Stable Mews, Boroughbridge, York, YO51 9RD

A beautifully presented two-bedroom home located in the popular market town of Boroughbridge. Offering modern fittings and spacious interiors with a south west facing garden, two parking spaces and an EV charging point.

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General remarks

Occupying an attractive position with delightful views of mature trees and open fields to the front, this beautifully presented two-bedroom semi-detached home offers an enviable position on a modern development, built just a few years ago. Offering stylish and practical

accommodation, the welcoming living and dining space has wood effect laminate flooring, a useful under stairs storage cupboard and with patio doors opening directly onto the rear garden.

The property features a well-appointed kitchen with an integrated fridge freezer, space for a washing machine and oven with hob. There is a downstairs WC located off the entrance hall which also has stairs rising to the first floor. Upstairs there is a spacious master bedroom offering ample room for wardrobes and other bedroom furniture, whilst the second bedroom could also fit a double bed and features a built-in storage cupboard and space for a desk if required. There is a fully tiled modern bathroom featuring a bath with shower over, wash basin and a WC.

Thoughtfully designed throughout, the home offers a blend of comfort, convenience and low-maintenance living and features the remained of a NHBC warranty.

Externally, the enclosed rear garden faces south west and is predominantly laid to lawn and benefits from secure fencing and a pedestrian gate. Beyond the garden are two allocated parking spaces, complete with an EV charging point.

Directions

Upon entering Highwaymans Road, take the first right and follow the road around the corner, Stable Mews can be found on the right-hand-side. There is a small car park where the two spaces are available.

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Mains Electric, Gas, Water and Drainage are supplied
- There are two allocated parking spaces with an EV charging point.

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 £34.20 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.

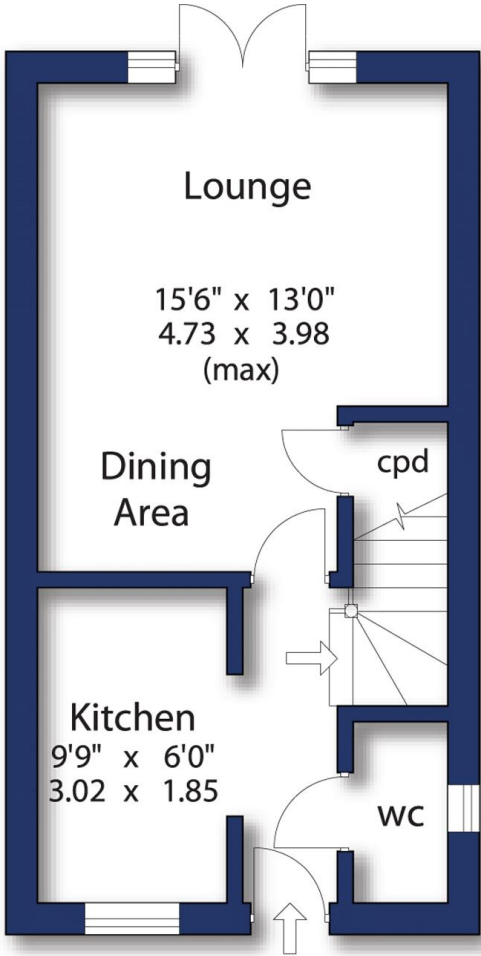
Referral fees

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.

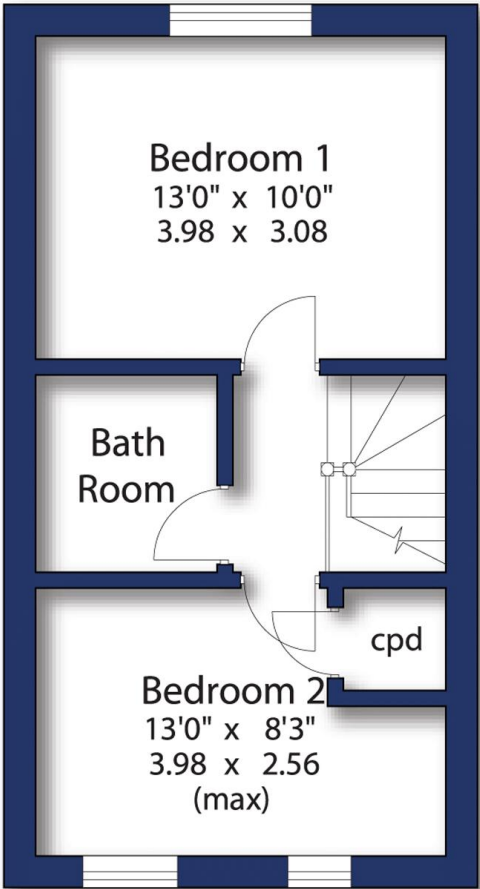
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Floorplans

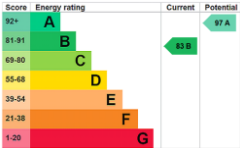


Ground Floor



First Floor

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