



19 HIGHWAYMAN ROAD
Boroughbridge



GSC GRAYS

PROPERTY • ESTATES • LAND

19 HIGHWAYMAN ROAD

Boroughbridge, YO51 9RJ

A fabulous four bedroom executive home constructed in 2021 which has been beautifully decorated throughout and offers around 1,500 sqft of accommodation. The property has been upgraded by the owners with super south facing landscaped garden to the rear and attached garage. Perfect for professionals and families.

ACCOMMODATION

Executive Home

Constructed in 2021

Ideal for professionals and families

Four large Bedrooms

Upgraded Kitchen

Family bathroom and two en-suites

Landscaped garden to the rear

Garage and Driveway



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15-17 High Street, Boroughbridge, York, YO51 9AW

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GSCGRAYS.CO.UK



Highwayman Road

Constructed by Taylor Wimpey in 2021, 19 Highwayman Road is a fantastic four bedroom detached home positioned at the head of a cul de sac. Immaculately presented throughout, the vendors have tastefully put their own stamp on the home, and the property is in genuine turn key condition.

Situation and Amenities

Situated to the south of the thriving town of Boroughbridge, the property is located in a delightful private position. Boroughbridge has a wide variety of amenities including independent eateries and boutiques. There is a fantastic community spirit and on most days the high street is bustling with locals and visitors. With a large supermarket, the town is a short drive away from nearby Harrogate, Knaresborough and York. The A1M is easy to access and there are regular mainline rail connections from nearby Harrogate, York and Thirsk. Boroughbridge also benefits from both secondary and primary schools and there are additional public schools within a short drive.





Ground Floor

Reception hall with beautiful ceramic tiled flooring, Cloakroom/w/c, stunning sitting room with feature wall, fantastic dining kitchen with upgraded units and a range of integrated appliances including a 5 ring burner, 2 ovens and large fridge freezer. French doors to the rear. Utility room with integrated washer and separate dryer space, and wall and floor mounted units.

First Floor

Stairs lead to the landing with loft access. Principle bedroom with en-suite bathroom and built in wardrobes. Guest suite with en-suite bathroom, two further double bedrooms and house bathroom.



Externally

A driveway to the front which offers off street parking for a number of vehicles. This is a generous space due to the properties position at the head of the cul de sac. There is a garage with up and over door with the provision of electricity including 2 electric charging points for vehicles. There is a garden laid to lawn to the front with fruit trees and the garden to the rear is a delight. South facing, this has been cleverly landscaped making the most of the plot. It includes a paved patio perfect for alfresco dining and entertaining.

Local Authority and Council Tax Band

North Yorkshire Council. Band E.

Services and Other information

Mains water, electricity and drainage. Gas fired central heating.

Particulars and Photography

These particulars were prepared and photographs taken in April 2023.

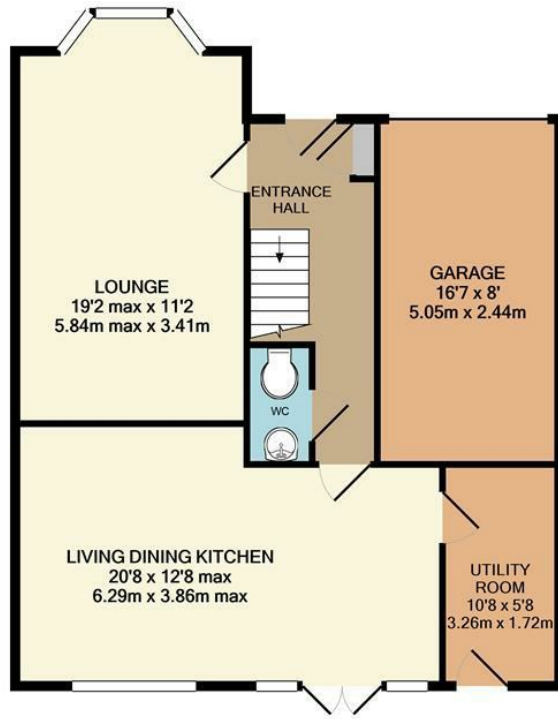
Viewings

Strictly by appointment with GSC Grays Boroughbridge 01423 590500.

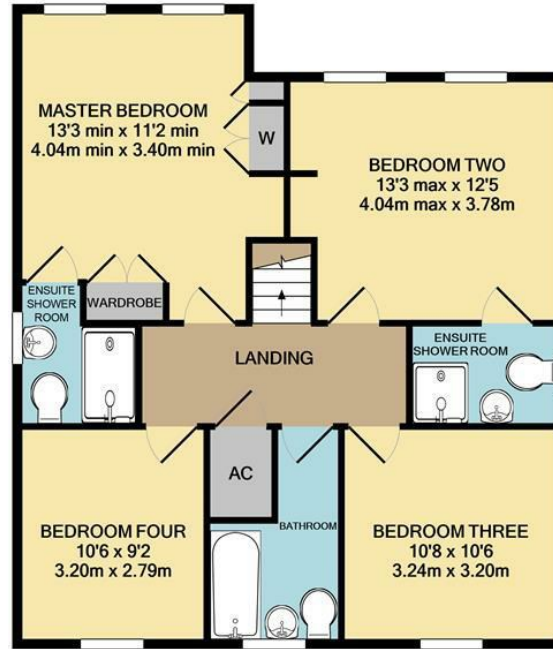
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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 766 SQ.FT.
(71.1 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 756 SQ.FT.
(70.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1522 SQ.FT. (141.4 SQ.M.)
EXCLUDING GARAGE 1388.4 SQ.FT. (129.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

