



21 DERE WAY
Aldbrough Gate, Boroughbridge

GSC GRAYS
PROPERTY • ESTATES • LAND

21 DERE WAY

Boroughbridge, YO51 9RH

An immaculately presented, four bedroom detached family home, offering over 1,100 sqft of living accommodation, a detached garage and lovely western facing garden to the rear.

ACCOMMODATION

Immaculately presented

Constructed in 2021

Four bedrooms

Ideal for families

Lovely garden to the rear

Garaging and off street parking



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PROPERTY • ESTATES • LAND

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21 Dere Way

An immaculately presented, four bedroom, detached family home which was constructed in 2021 and is in genuine turn key condition. Offering over 1,100 sqft of living accommodation, the property also benefits from a detached garage and lovely western facing garden to the rear.

Situation and Amenities

Dere Way is a lovely development which is situated close to the centre of the thriving town of Boroughbridge. Boroughbridge has a wide variety of amenities including independent high street shops, leisure facilities, pubs, a primary school and a high school. There are additional public schools within a short drive. With a large supermarket, the town is also 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.





Ground Floor

Welcoming reception hall, large sitting room, w/c, spacious kitchen and pantry with a range of integrated appliances including oven, dishwasher and large fridge freezer. French doors to the rear leading out to the lovely west facing garden.

First Floor

Stairs lead to a spacious landing area. Principle bedroom with ensuite bathroom and built in wardrobes. A further 3 bedrooms and house bathroom.

Externally

The driveway to the side of the property offers parking for multiple vehicles. There is a single detached garage with an up and over door. The property benefits from a good size western facing garden, with two patio areas to make the most of the sun throughout the whole day. The garden is laid to lawn and has a range of mature trees to the rear which adds to the peaceful feel of the property.

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 written and photographs taken in August 2023.

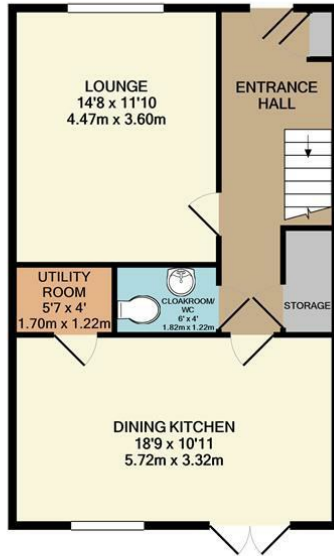
Viewings

Strictly by appointment only with GSC Grays 01423 590500

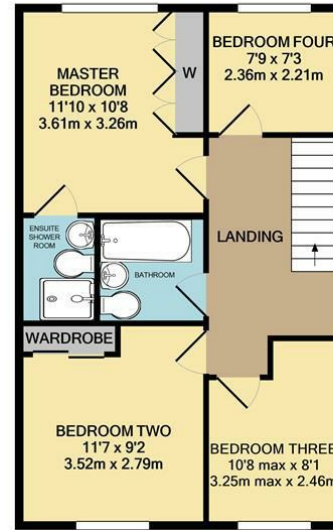
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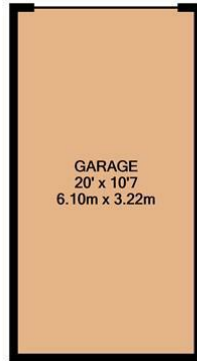
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 758 SQ.FT.
(70.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 547 SQ.FT.
(50.8 SQ.M.)

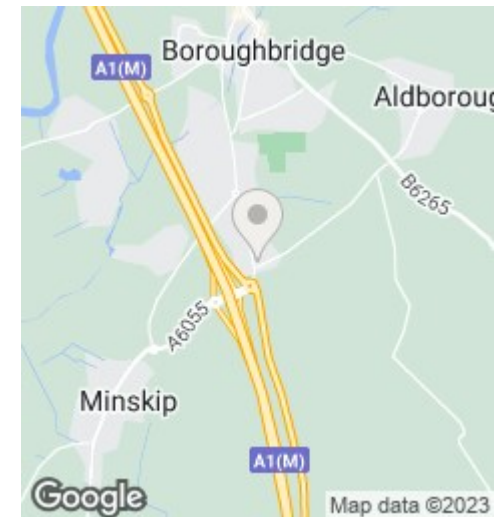


TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.6 SQ.M.)
INCLUDING GARAGE 1305 SQ.FT. (121.3 SQ.M.)

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		94
(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	



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