



49 HIGHWAYMAN ROAD
Boroughbridge



49 HIGHWAYMAN ROAD

Boroughbridge, YO51 9RJ

Set on arguably the best plot on the development, this four bedroom detached home has large south facing landscaped gardens and is presented to an extremely high standard throughout. With double garage and scope to extend, the property is perfect for families and those wanting to work from home.

ACCOMMODATION

Executive home on large south facing plot

Four excellent bedrooms

Upgraded fixtures and fittings

Beautifully presented throughout

Extensive landscaping

Detached double garage

Separate office

Perfect for professionals or families



GSC GRAYS

PROPERTY • ESTATES • LAND

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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.

Highwayman Road

Constructed by Taylor Wimpey in 2022, 49 Highwayman Road is a fantastic four bedroom detached home positioned on arguably the best plot on this development. Immaculately presented throughout with thoughtful attention to detail both internally and externally, the vendors have created something really quite special. No stone has been left unturned of the landscaping in the beautiful south facing garden and this is sure to be a major attraction for prospective purchasers.





Ground Floor

Entrance hall with stairs off and under stairs storage cupboard, cloakroom/wc/utility room, sitting room, office, stunning large open plan living-dining-kitchen with upgraded kitchen and flooring with french doors leading to the sun terrace.

First Floor

Landing leads to principal bedroom with ensuite shower room, three further double bedrooms and the beautiful family bathroom.



Externally

The property is positioned at the head of a cul de sac and is positioned on arguably the best plot on the site. There is a driveway providing off-street parking and this leads to the double garage. The garage has the provision of power and light and an EV charging point. There is additional space to the side and rear of the garage where the garage could potentially be extended to create an office or gym (subject to planning). The rear garden is an absolute delight and the vendors have lavished much love and attention into this space. South facing, it offers a high degree of privacy due to clever planting on the boundaries. There is an extended patio/sun terrace area which would be perfect for sitting in the evening and enjoying a glass of wine whilst admiring the beautiful landscaping. There is a further lawn to the side of the house and scope here to extend the property subject to necessary permissions. To the front of the property there is an additional garden space.

Local Authority and Council Tax Band

North Yorkshire 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 2024.

Viewings

Strictly by appointment with GSC Grays Boroughbridge 01423 590500.

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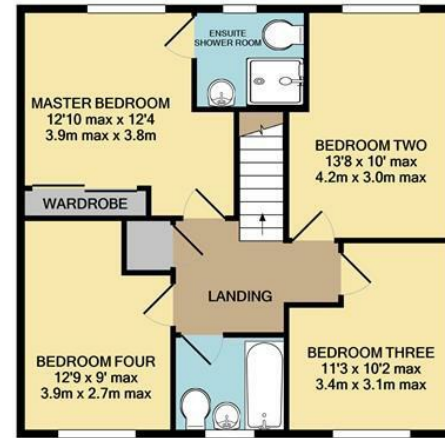
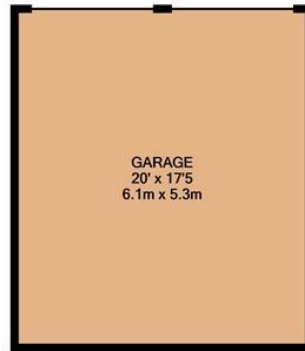
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What 3 Words

heath.scowls.petty



GROUND FLOOR
APPROX. FLOOR
AREA 1004 SQ.FT.
(93.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 646 SQ.FT.
(60.0 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1302 SQ.FT. (121 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

