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THE HARROGATE ESTATE AGENT

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Woodland View, 32 Druids Meadow, Boroughbridge, York, YO51 9NF

£350,000

Offers Over

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THE HOME OF PROPERTY  
• SINCE •  
1921

## Woodlands View, 32 Druids Meadow, Boroughbridge, York,

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A beautifully presented two-bedroom detached bungalow situated in this quiet and extremely convenient position close to the High Street of Boroughbridge, and well placed for the A1(M) and A19, allowing ideal access for those who commute on a daily basis.

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This high-quality property has been modernised to an excellent standard throughout by the current owner, and provides spacious accommodation comprising a sitting room, stunning dining kitchen, two bedrooms, and modern bathroom. The property occupies an attractive and good-sized plot with driveway, detached garage, gardens mainly laid to lawn, and paved seating areas.

The property is situated just a moment's walk from the thriving Boroughbridge High Street, where there is easy access to a range of amenities and is just a short drive away from Harrogate, Knaresborough, Ripon and York.





### **SITTING ROOM**

A spacious reception room with large bay window to front.

### **DINING KITCHEN**

A stunning dining kitchen with glazed doors leading to the patio area and rear garden. The kitchen comprises a range of modern fitted units with range cooker, built in dishwasher, American-style fridge freezer and washing machine.

### **BEDROOM 1**

A large double bedroom with view to rear.

### **BEDROOM 2**

Further good-sized bedroom, currently used as a study with view to rear.

### **BATHROOM**

A white suite comprising WC, basin and bath with rainfall shower above. Tiled walls and floor. Heated towel rail and mirror.



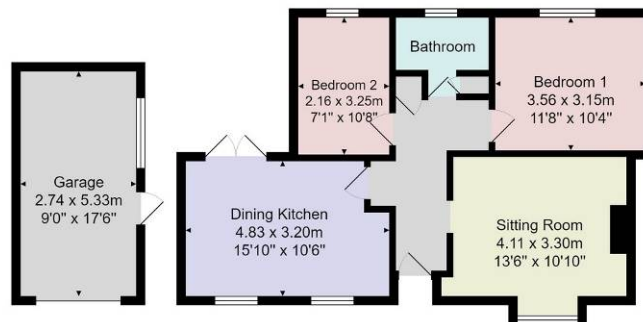
### **OUTSIDE**

A gated driveway provides ample parking and leads to a detached single garage, with electric roller shutter door. The property occupies an attractive and good-sized plot with lawned gardens as well as various paved private seating / entertaining areas and an undercover pergola.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 61.4 m<sup>2</sup> ... 661 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
29-38	F		
1-28	G		
<small>For energy efficient - higher ratings only</small>			
<small>England &amp; Wales</small>			
<small>EU Directive 2002/91/EC</small>			
<small>www.epc.org.uk</small>			