



VERITY
FREARSON

BOUNDARY LODGE, STATION ROAD, GOLDSBOROUGH, HG5 8NT

£800,000

BOUNDARY LODGE, STATION ROAD,

Goldsborough, HG5 8NT

A spacious and beautifully presented five-bedroom modern detached property, occupying an attractive position on the edge of beautiful open countryside, and within the popular village of Goldsborough.

This modern property was built by Stonebridge Homes in 2023 and is sold with a remainder of a 10-year NHBC guarantee. The accommodation is presented to a high standard and comprises a spacious reception hallway, together with a stunning open-plan living kitchen with glazed doors leading to the garden, a large reception room, office, utility and cloakroom. On the first floor there are five good-sized bedrooms, a modern bathroom and two en-suite shower rooms. A generous driveway provides ample parking and leads to an integral double garage and there is an attractive rear garden enjoying a south-facing aspect and a delightful outlook over the surrounding countryside.

This impressive property is situated in a delightful position on the edge of beautiful open countryside within the popular village of Goldsborough, a desirable village situated just a short drive from Knaresborough and well served by village amenities which include primary school, pub / hotel and offers easy access to the A1 (M) and the nearby towns of Knaresborough, Harrogate, Leeds and York. Offered for sale with no onward chain.



Reception Hall · Sitting Room · Living Kitchen · Utility Room · Cloakroom · Office

5 Bedrooms · Family Bathroom · 2 En-Suites

Ample Off-Road Parking · Double Garage · Garden







ACCOMMODATION

GROUND FLOR RECEPTION HALL

A spacious hallway with tiled floor that continues through to the dining kitchen.

SITTING ROOM

A large reception room with glazed doors and window overlooking the garden

LIVING KITCHEN

A stunning open-plan living kitchen with sitting and dining areas and glazed doors leading to the garden. The kitchen comprises a range of modern and stylish fitted units with quartz worktop and breakfast bar. Integrated appliances include an induction hob, double oven, microwave, wine fridge, dishwasher and fridge / freezer.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

OFFICE

Providing a useful workspace with a window to the front.

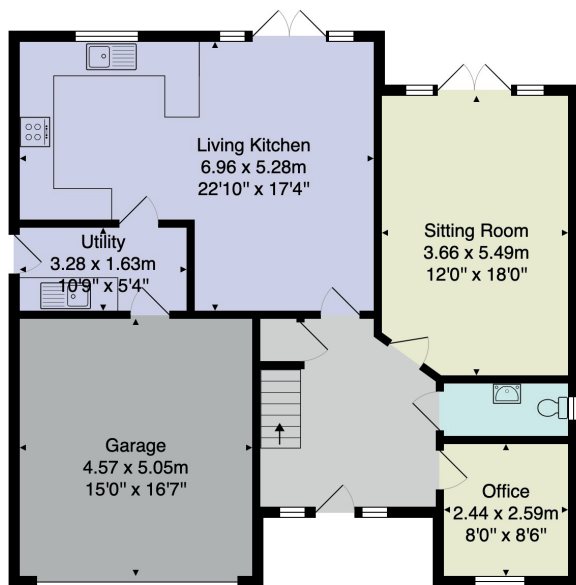
FIRST FLOOR BEDROOMS

There are five good-sized bedrooms on the first floor, including a large master bedroom with extensive range of fitted wardrobes with automatic LED lights, electrically operated blinds and en-suite.

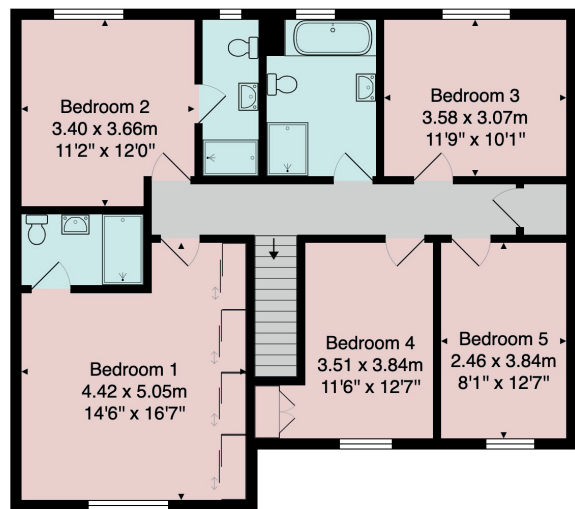
BATHROOMS

The property has the benefit of two en-suite shower rooms, together with a stunning family bathroom. Both en-suites have modern white fittings, with heated mirrors, WC, washbasins set within a vanity unit, and showers. The main bathroom has a separate shower and bath.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 197.3 m² ... 2124 ft²

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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Outside

A driveway provides ample parking to the front of the property for up to four vehicles and leads to an integral double garage with light, power, electric vehicle charging point and electric door. There is an attractive rear garden with south-facing aspect, lawn, patio and planted borders, enjoying an open aspect over adjoining countryside.

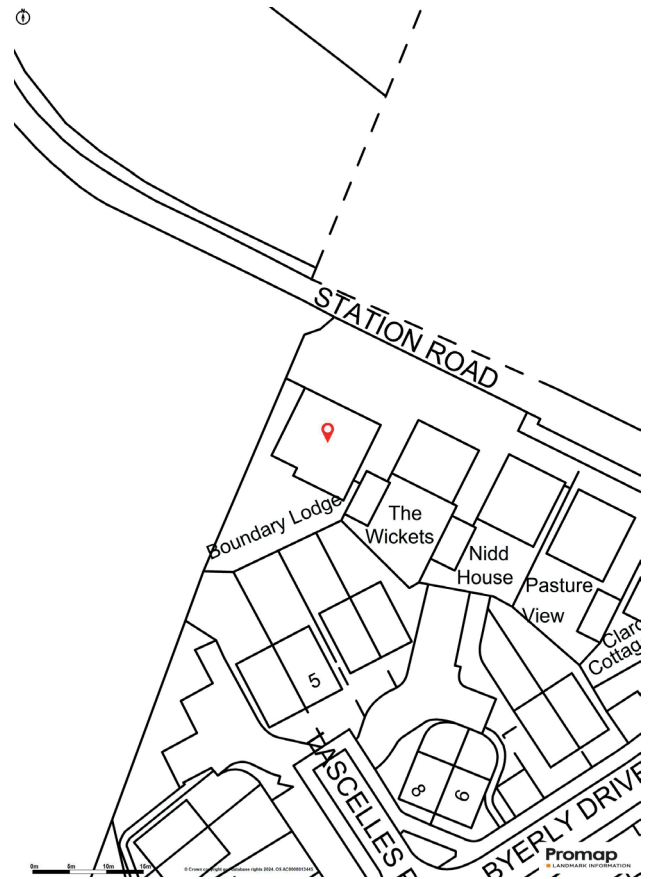
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - TBC



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
76	84

England & Wales EU Directive 2002/91/EC

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