



18 Lawson Avenue, Boroughbridge YO51 9UU

Stephensons

S  
Est 1871

An internal inspection is essential to appreciate the style and space on offer within this impressively presented 3 bedroom detached property enjoying a cul-de-sac location and offered with vacant possession and no onward chain. Features include a hallway with cloakroom/wc, sitting room, superb dining kitchen, conservatory, principal bedroom with en-suite shower room plus 2 further bedrooms and a stylish bathroom complemented by a low maintenance rear garden and a single garage.

Harrogate Borough Council - Tax Band D

Viewings via Boroughbridge Office 01423 324324

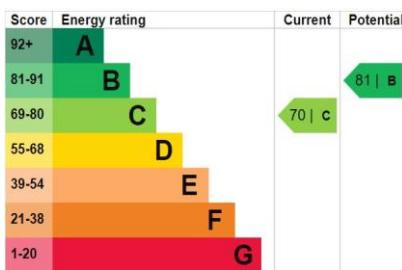


An entrance hall with cloakroom/wc leads into a sitting room with park views and an impressively appointed dining kitchen with granite worktops and granite topped dining bar, inset sink and drainer, base and wall storage cupboards, range cooker space plus an integrated dishwasher. The dining kitchen also opens into a generous centrally heated conservatory with double doors out into the rear garden.

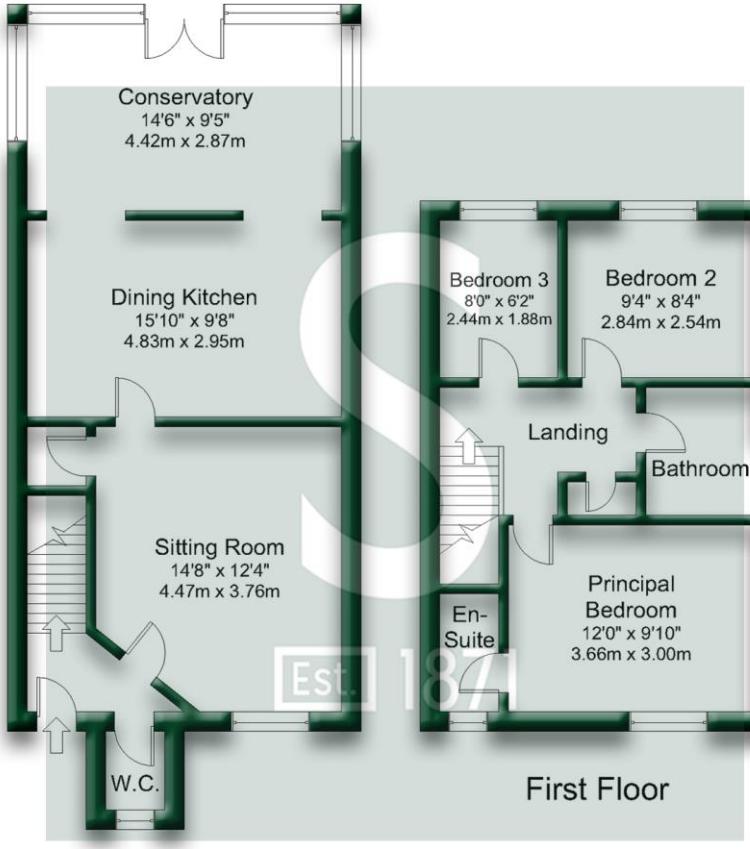
The first floor landing leads off into a principal bedroom with fitted wardrobes, further park views and stylish en-suite shower room, 2 further bedrooms and a luxuriously appointed bathroom.

Other internal features of note include gas fired radiator central heating and double glazing.

Externally a driveway to the side of the property provides parking and access into a brick built single garage and the rear garden provides a low maintenance area that is predominantly paved.



**Services**  
We have been informed by the Vendor that all mains services are connected to the property.



Ground Floor

Gross internal floor area (approx.): 86.4 sq m (930 sq ft) Not to Scale. Copyright © Apex Plans.

### Directions

Approaching the property off the Morrisons roundabout via Hazel Road, bear right into Lawson Avenue and the property will be on your right hand side.

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