



8 DROVER PLACE
Boroughbridge

Carter Jonas

8 DROVER PLACE, BOROUGHBRIDGE, YO51 9RG

A1(M) - ½ mile
Boroughbridge - 1 mile
Harrogate - 10 miles
York City Centre - 18 miles

Drover Place is located within walking distance of the thriving market town of Boroughbridge, which offers an excellent range of everyday facilities including a variety of independent shops, butchers, hairdressers, pubs, restaurants and a Morrisons supermarket.

Access to the recently upgraded A1(M) is nearby and Intercity rail services to London's Kings Cross operate from mainline stations in Harrogate, Thirsk and York.

8 Drover Place is an immaculately presented property built in 2022 and briefly comprises a spacious entrance hall leading to a contemporary kitchen with Quartz preparation surfaces and integrated appliances. Adjacent to the kitchen is a spacious and naturally bright sitting room with French doors opening out into the garden which is predominantly laid to lawn with established borders and an Indian stone paved entertaining area.

The ground floor offers a separate dining room for formal entertaining and a downstairs cloakroom/WC. Engineered oak flooring has been fitted throughout the entire ground floor. To the first floor, there is a spacious principal bedroom with an en suite shower room, a comfortable guest bedroom, a well-proportioned third bedroom together with a contemporary house bathroom.

The property is positioned on a desirable corner plot with attractive floral borders and benefits from a double driveway providing off street parking for two cars with access to the single, integrated garage which benefits from a selection of fitted storage units and EV charging point.

A BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED HOUSE WITH A SOUTH FACING GARDEN AND INTEGRAL GARAGE, CONVENIENTLY POSITIONED IN A LOVELY PART OF THIS POPULAR DEVELOPMENT LESS THAN A MILE FROM THE HISTORIC MARKET TOWN OF BOROUGHBRIDGE.



ADDITIONAL INFORMATION

Agents Note: In accordance with The Estate Agent's Act we are obliged to confirm that the vendor is an employee of Carter Jonas.

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

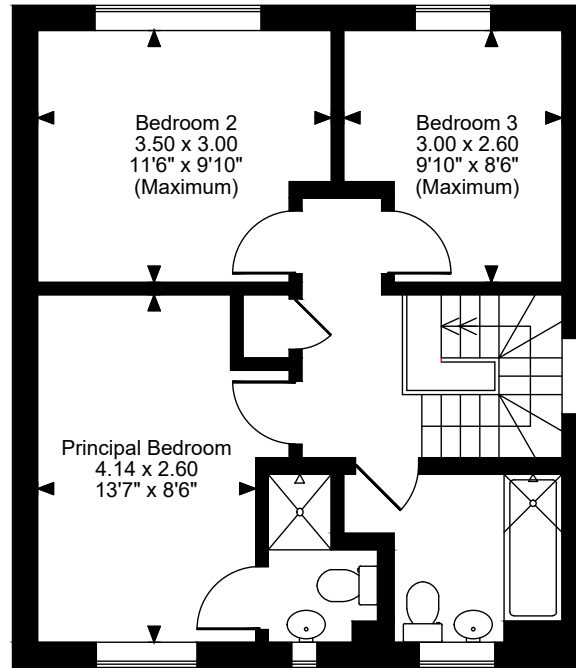
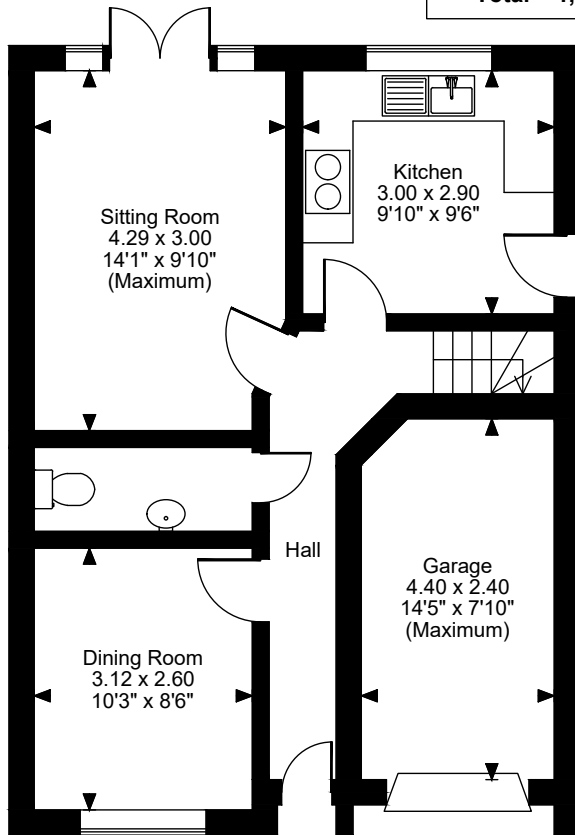
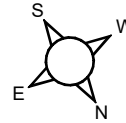
Services: All mains services are connected.

Viewings: Strictly by appointment through the selling agents Carter Jonas - 01423 523423.

Directions - YO51 9RG: Leave the centre of Boroughbridge heading south onto Wetherby Road. go straight on at the roundabout and then take the first left signposted Aldborough & Green Hammerton. Take the next left onto Highwayman Road and follow this road to the right where you will see Drover Place on the right hand side. The property is positioned on the left at the end of this road.



8 Drover Place, Boroughbridge
Approximate Gross Internal Area
Main House = 917 sq ft / 85 sq m
Garage = 105 sq ft / 10 sq m
Total = 1,022 sq ft / 95 sq m



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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