



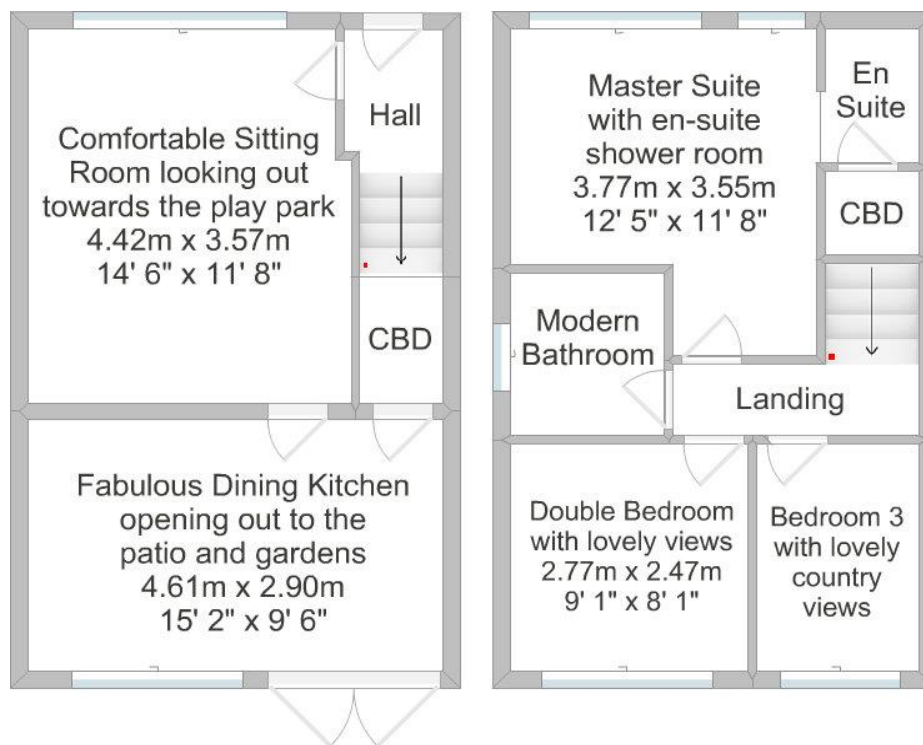
3 Bedroom Semi-Detached

Offers around £225,000

12 Lawson Avenue
Boroughbridge, YO51 9UU



Email: talk@alexandergibson.co.uk
Telephone: 01423 563077
5 Raglan Street,
Princes Square,
Harrogate, HG1 1LE



Tucked away in a cul-de-sac well away from main roads, and with fields to the rear and a play park to the front, Lawson Avenue is in a lovely spot for family life. The bustling market town of Boroughbridge is a short walk away, as are a primary school, secondary school and a Morrison's supermarket, this really is a very convenient location indeed.

After parking on the long driveway, you approach along a path across the front lawn to a modern uPVC front door and on into a newly-decorated entrance hall. The main living room has a luxurious feel, with high-quality carpeting and elegant decorations, and looks out over the front garden towards the trees and grass of the play park. At the heart of this home is a smart modern kitchen, with glossy units, integrated appliances and feature lighting, and with a dining area that opens out through French doors to the lovely back garden.

The garden is a real sun trap, with a tidy lawn leading down to a sun patio, a great place for a family to relax or entertain. Over the fence are wild green fields leading to woodland and the River Tutt.

Upstairs is a master suite with a shower room and some built-in storage, a second double bedroom and a child's room, both of which have superb views of the local countryside. There is a modern house bathroom and access to the storage loft.

12 Lawson Avenue is gem of a property, very well cared-for by the current owner, and ready to welcome a new family to this great location. Call today to book your appointment to view.

Surroundings

Lawson Avenue lies just to the south of Boroughbridge town centre, about a minutes' drive from the A1 at Junction 48. From here Leeds, York and Darlington are all around a 30 minute drive, Ripon, Harrogate and Thirsk are around 15 minutes. Boroughbridge has its own primary and secondary school and there are several private schools in the area. Morrison's supermarket is a very short walk away, and Boroughbridge has an array of shops and services in the town centre. To the north of the town lies the River Ure, with boating facilities, and there are a wide range of sporting venues in the area.

Services

The property is connected to mains water, gas, electricity and drainage. Fibre broadband is available in the area with speeds of up to 76Mb. The 1A bus service stops nearby and travels between Harrogate, Knaresborough, Boroughbridge and Roelcliffe.

Directions

From Harrogate/Knaresborough - Take the A6055 Boroughbridge Road from Knaresborough through Minskip to the roundabout. Take the first exit towards Boroughbridge, and at the next roundabout take the first exit onto Hazel Drive. Follow Hazel Drive around to the right and continue onto Lawson Avenue. No. 12 is directly in front of you marked by our For Sale sign. A member of our staff will be there to meet you.

Energy Efficiency Rating: D

Tenure: Freehold

Council Tax Banding: C - £1479 p.a.

Alexander Gibson Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Alexander Gibson Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Alexander Gibson Estate Agents has any authority to make or give any representation of warranty in relation to this property.