



FLAT 4, HORSEFAIR, BOROUGHBRIDGE, YORK, YO51 9FD
£140,000

Williamsons
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FLAT 4, HORSEFAIR

BOROUGHBRIDGE, YORK, YO51 9FD

FANTASTIC INVESTMENT OPPORTUNITY CURRENTLY ACHIEVING £8,400 PA. ALSO WELL SUITED TO FIRST TIME BUYERS OR DOWNSIZERS. THIS BEAUTIFULLY APPOINTED FIRST FLOOR 2 BEDROOMED APARTMENT REVEALING SPACIOUS MODERN ACCOMMODATION AND BENEFITTING FROM OFF STREET PARKING IN A HIGHLY CONVENIENT POSITION IN THE CENTRE OF BOROUGHBRIDGE. NO ONWARD CHAIN.

Communal Entrance, Inner Hall.

Spacious Fitted Kitchen/Diner, Sitting Room,

Modern Bathroom/WC. Two Double Bedrooms.

Allocated Off Road Parking.



MILEAGES: RIPON - 7.5 MILES, HARROGATE - 10.5 MILES, EASINGWOLD - 12 MILES, YORK - 18 MILES, (DISTANCES APPROXIMATE)

Enjoying a delightful and highly convenient position within the heart of Boroughbridge overlooking Horsefair. Flat 4 is a spacious, modern 2 bedroomed first floor apartment which is well worthy of an early inspection to fully appreciate.

From a timber entrance door opens to a communal reception hall with stairs rising to the first floor landing. A private entrance door opens to an L-shaped inner hallway with doors leading off.

A well equipped fitted kitchen/diner with a range of modern cupboards and drawer wall and floor units, work surfaces with inset 4 ring gas hob, stainless steel chimney style extractor and oven, integrated refrigerator and freezer. Inset 1 ½ bowl sink unit with side drainer, integral washing machine. Useful walk in cupboard with wall mounted boiler to one side.

A delightful sitting room with feature wall mounted electric fire and window overlooking Horsefair. The master bedroom is an impressive 17ft in length whilst the second bedroom boasted built in wardrobes.

White three piece bathroom suite with a plumbed shower over the bath, low level WC, wall mounted wash hand basin and chrome towel radiator.

Outside there is allocated parking for one vehicle accessed to the rear, with on street parking to the side.

LOCATION Boroughbridge lies approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

POSTCODE - YO51 9FD.

SERVICES - Mains water, electricity and drainage, with gas fire central heating.

COUNCIL TAX BAND – B

TENURE – LEASEHOLD

DIRECTIONS - From the Williamsons office proceed down St Helena and the apartment is located directly opposite at the junction of Roecliffe Lane and Horsefair.





Flat 4, Farndale, Horsefair, Boroughbridge, YO51 9FD

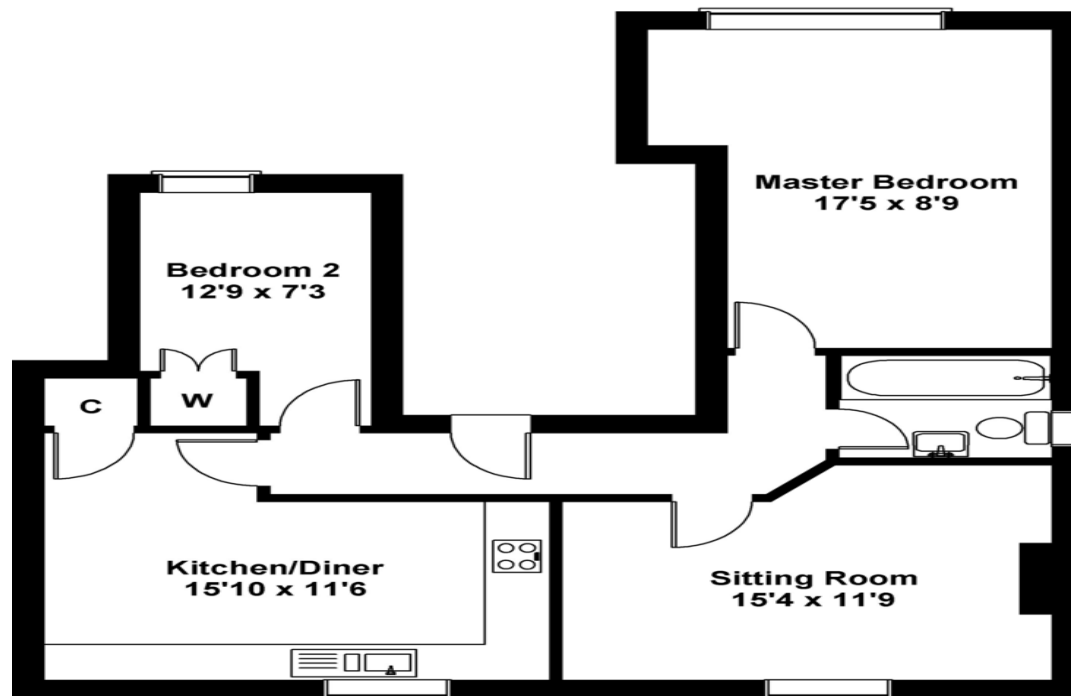
Approximate Gross Internal Area
728 sq ft

ENERGY PERFORMANCE CERTIFICATE – C

A FULL ENERGY PERFORMANCE CERTIFICATE
IS AVAILABLE ON REQUEST

VIEWING - Strictly by prior appointment
through the letting agent, Williamsons Tel:
01423 326889.

Email: sales@williamsons-property.com



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Estate Agents

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