

**D**avis  
**L**und

The Terrace  
Boroughbridge  
North Yorkshire  
YO51 9EJ  
Guide Price £199,950





## **Accommodation**

A spacious three bedroom mid terraced house, occupying a handy location close the centre of Boroughbridge and offering an open aspect to the front across playing fields.

The property has been much loved and well maintained, whilst it does now offer the opportunity to update to personal taste. There is also the scope to reconfigure the current layout, subject to any necessary consents. Modern double glazing and a gas combi boiler are already in place, meaning it is mainly cosmetic works required.

On the ground floor there is an entrance hall with stairs rising to the first floor, a good size double aspect living room with a gas fire, kitchen/diner with a range of fitted units and an understairs storage cupboard, plus a utility/store room, housing the boiler and offering a further door leading to the front of the house. To the first floor there is a landing with loft access hatch, three bedrooms (all with some form of fitted storage), the house bathroom fitted with a white suite including a bath with shower over and the separate WC.

Externally there is a low maintenance gravelled garden to the front of the house, whilst to the rear there is a good size enclosed garden, mainly laid to lawn and offering a patio seating area. There is a timber storage shed and single garage, whilst there is also off street parking beyond.

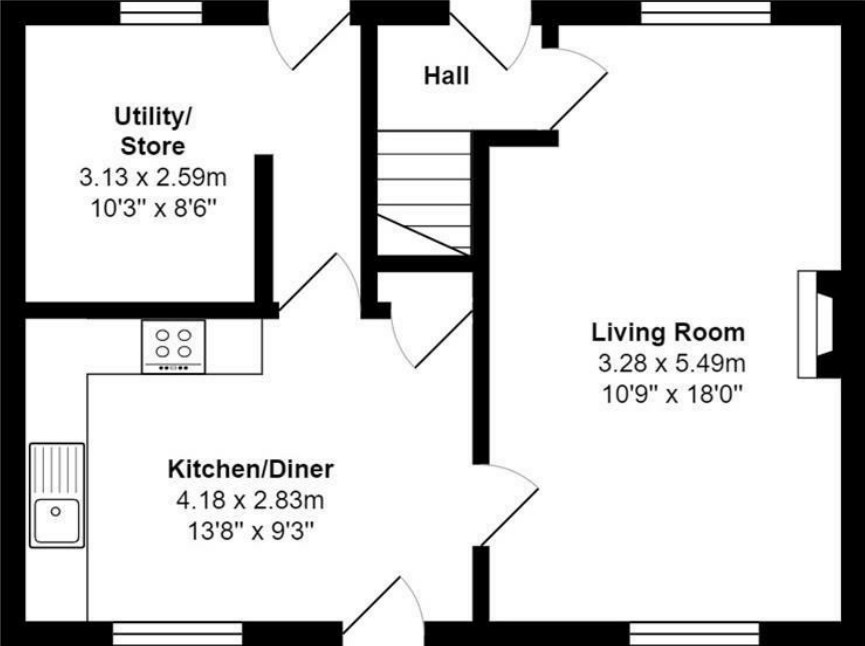
Boroughbridge is well serviced, with an array of shops, restaurants and schools, whilst the property is also ideally placed for commuters, with ease of access to the A1(M).

Offered for sale with no onward chain, this delightful home is sure to appeal to a variety of potential purchasers and an early viewing is advised to avoid disappointment on this competitively priced house, which offers endless potential and great value for money in comparison to new build properties available in the area.

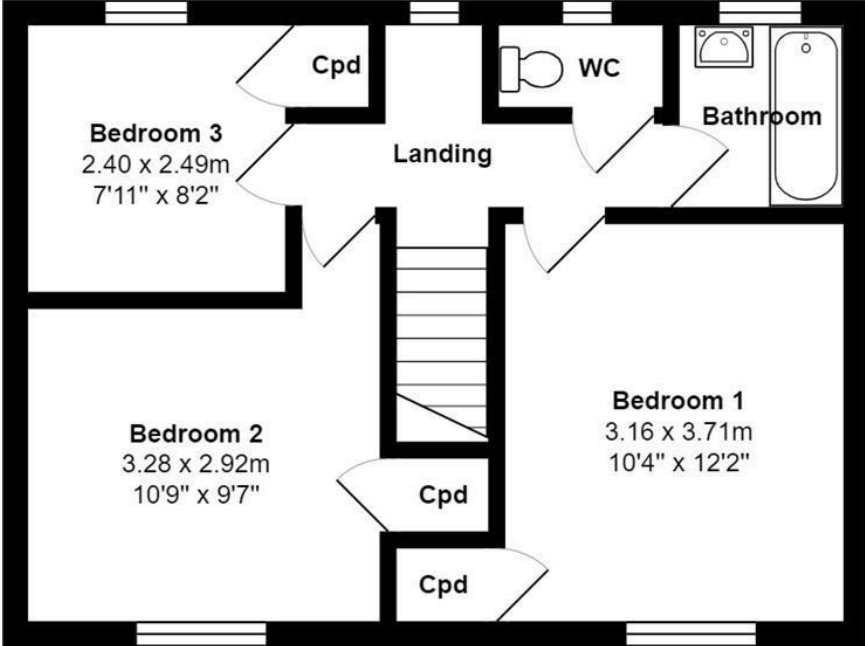




Floorplan



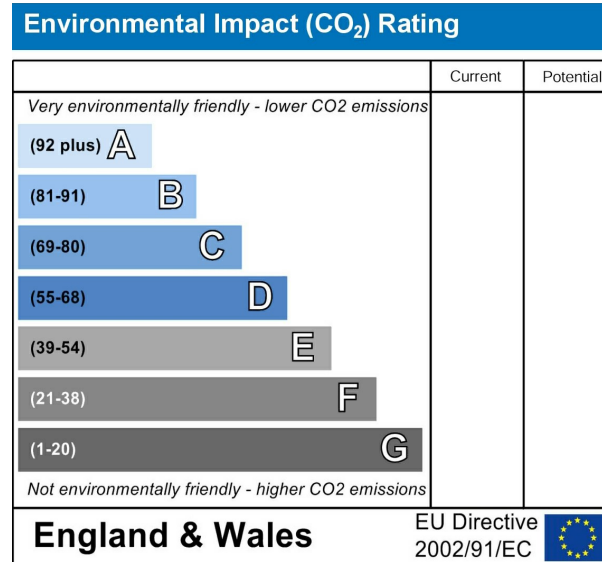
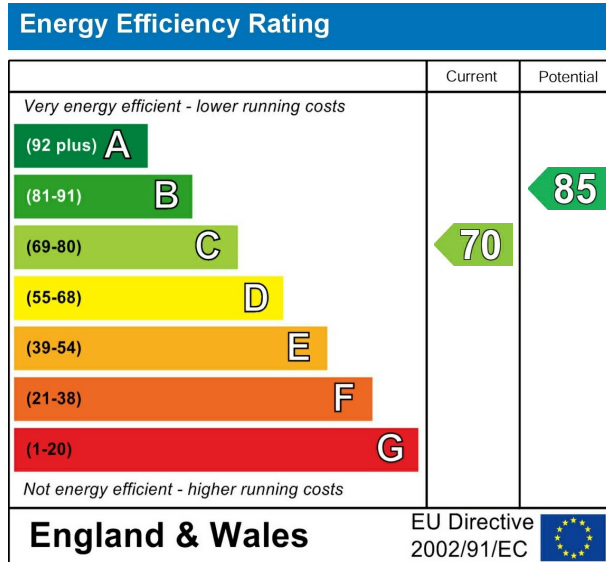
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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