



**Windsor House Fishergate
Boroughbridge , York, Yorkshire YO51 9AL**

Guide price £125,000

SITUED IN THE HEART OF BOROUGHBRIDGE TOWN A FIRST FLOOR FLAT WITH TWO DOUBLE BEDROOMS, SITTING ROOM , KITCHEN AND BATHROOM
GAS CENTRAL HEATING SYSTEM , INTERCOM,
PERFECT FOR ANYONE LOOKING TO BE CLOSE TO LOCAL SHOPS AND AMENITES.
POTENTIAL RENTAL INCOME OF £600 PCM EPC C

Windsor House Fishergate, Boroughbridge , York, Yorkshire YO51 9AL

Description

DESCRIPTION: A well presented, two bedroomed first floor flat, enjoying a convenient position in the centre of Boroughbridge. Close to local shops and amenities and offering spacious accommodation with gas gas fired central heating. Has recently had new carpets and decorated throughout. EPC D

Communal Hallway



Rear access door.

Hallway

With intercom and window, central heating radiator.

Sitting Room

21'54 x 10'36 (6.40m x 3.05m)



With windows to front, rear and side elevation, central heating radiators.

Breakfast Kitchen

13'05 x 8'80 (4.09m x 2.44m)



With window to the side elevation, a range of fitted base and wall units, inset sink and tiled splash back.

Bedroom one

15'70 x 8'83 (4.57m x 2.44m)

With windows to the side, and central heating radiator.

Bedroom two

13'03 x 8'82 (4.04m x 2.44m)

With window to the side, central heating radiator.

Bathroom

8'82 x 7'94 (2.44m x 2.13m)



With obscure glazed window to the side, bath , pedestal wash basin and low level WC.

Location

The property is located off Fishergate, opposite The Crown Hotel, Boroughbridge. It offers a good range of Shops, Bars, Restaurants, Primary and Secondary schools, Doctors and Dental surgeries and a local Superstore . Boroughbridge is approximately 1 mile from the A1(M) at Junction 48 offering easy access for travelling.

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