



**FLAT 10 Mauleverer House Horsefair
Boroughbridge, Yorkshire YO51 9AA**

Guide price £115,000

A DOUBLE BEDROOM TOP FLOOR FLAT
SITUATED IN THE HEART OF BOROUGHBRIDGE
CLOSE TO LOCAL SHOPS SCHOOLS AND AMENITIES
KITCHEN, SITTING ROOM AND BATHROOM
COMMUNAL GARDENS AND PARKING SPACE
EPC D COUNCIL TAX BAND A

FLAT 10 Mauleverer House Horsefair, Boroughbridge, Yorkshire YO51 9AA

Summary

ONE BEDROOM APARTMENT in the centre of Boroughbridge, ideally located for all the local amenities and access onto the A1. The property comprises: Living room, kitchen with units and worktops, double bedroom, house bathroom with white suite. The property has gas central heating and private parking. Energy Efficiency Rating: D

Description

Formerly an old coach house this impressive building is conveniently placed in the heart of Boroughbridge and within walking distance of local amenities we are pleased to offer to the market a well presented one bedroom second floor apartment. The property benefits from a central location close to local amenities, gas central heating, off street parking, good commuter links to A1 and beyond. Briefly comprises: Communal entrance leading to a wide staircase to second floor, front door, entrance hall, kitchen half open to lounge, lounge, double bedroom and bathroom. Externally: Communal gardens and off street parking.

Main Front Door - Communal entrance with stairs leading to second floor.

Front Door / Entrance Hall - Private front door leading into entrance hall with entry phone system, built in storage cupboard, radiator.

Lounge - 3.18m x 4.09m - Wood framed window to front aspect, tv and phone point, double radiator.

Kitchen - 3.02m x 1.90m - Half open to lounge with a range of wall and base units with work top over, stainless steel sink unit with taps, electric cooker point, wall mounted combi boiler, space and plumbing for washing machine, space for under counter fridge, extractor fan, wood framed window to side aspect.

Double Bedroom - 2.90m x 3.18m - Wood framed window to front aspect, double radiator.

Bathroom - White suite comprising: Panelled bath with overhead Mira Zest electric shower, wall mounted basin and taps, low level W.C., radiator, extractor fan.

Communal Garden - Low maintenance communal garden.

Parking - Communal parking area providing off street parking.

Agents Notes - Grade 11 Listed

Council Tax Band A.

Service charge £85.00 per calendar month.

Lease Details: 90 years remaining.



