



**9 Station Terrace
Langthorpe, Boroughbridge, York, YO51 9BU**

Guide price £175,000

UNEXPECTEDLY RE OFFERED FOR SALE
IN NEED OF SOME MODERNISATION
WITHIN WALKING DISTANCE OF BOROUGHBRIDGE TOWN
TWO DOUBLE BEDROOM MID TERRACE HOUSE
SITTING ROOM, KITCHEN WITH FRIDGE FREEZER
GAS CENTRAL HEATING AND WOOD BURNING STOVE
REAR PATIO, OFF STREET PARKING
GROUND FLOOR MODERN BATHROOM WITH SHOWER
EPC D COUNCIL TAX BAND B

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Description

This charming two-bedroom terrace house is situated in a prime location near the Boroughbridge Town Centre and a range of local amenities. The property is offered unfurnished and features a cozy yet spacious living room with a beautiful log burner, perfect for those chilly winter evenings. The modern fitted kitchen is equipped with a fridge freezer, ample space for a washing machine, built-in dishwasher, oven, and hob. The kitchen also boasts plenty of counter space, making it ideal for preparing meals.

The property comprises of two generously sized bedrooms, including a large master bedroom and a second double bedroom, both of which provide plenty of space for storage and relaxation. The bathroom features a white suite and modern fittings, providing a comfortable and contemporary space for all your needs.

Other features of this property include gas central heating, double glazing, a back yard, and off-street parking. Don't miss out on the opportunity to make this delightful property your new home!

Sitting Room

11' 10" (Max) x 11' 10" (3.61m (Max) x 3.61m) With chimney recess housing traditional style wood burning stove, tiled hearth, double radiator, exposed ceiling beam and window to front aspect.

Fitted Kitchen

9' 8" x 11' 9" (inc stairs) (2.95m x 3.58m (inc stairs)) A range of modern base and wall mounted units, work surfaces with integrated 4 ring gas hob, electric oven with extractor hood over, dishwasher, and fridge/freezer, 1.5 stainless steel sink unit with swivel mixer tap, inset ceiling spot lights, tiled floor and window to rear aspect with stairs leading to first floor.

Lobby

Door to rear yard and door to:

Bathroom

Modern white suite comprising vanity units, semi inset basin, low level wc and shower bath with curved screen over. wall mounted heated towel rail, tiling to walls and floor, window to rear aspect.

FIRST FLOOR

Bedroom 1

11' 11" x 10' 2" (to wardrobes) (3.63m x 3.1m (to wardrobes)) With wide stained floorboards, two built in double wardrobes, pipework for radiator, ceiling coving, window to front aspect.

Bedroom 2

8' 11" (Max) x 9' 9" (2.72m (Max) x 2.97m) Small over-stairs cupboard, radiator, wide floorboards, loft access, window to rear aspect.

Rear Yard

To the exterior is an enclosed rear courtyard garden with gated access.



