



**1 Smiths Court Back Lane  
York, YO51 9AT**

**Guide price £140,000**

LOVELY 1 BEDROOMED COTTAGE  
CENTRAL LOCATION TO BOROUGHBRIDGE TOWN CENTRE  
OFF STREET PARKING + SEATING AREA  
OPEN PLAN SITTING ROOM/ KITCHEN, SHOWER ROOM  
FEATURE BEAMS, NO ONWARD CHAIN EPC E COUNCIL TAX BAND A

# 1 Smiths Court Back Lane, York, YO51 9AT

## Description

This is a lovely 1-bedroom property located in the heart of Boroughbridge that will appeal to first-time buyers, downsizers, and "buy-to-let" investors.

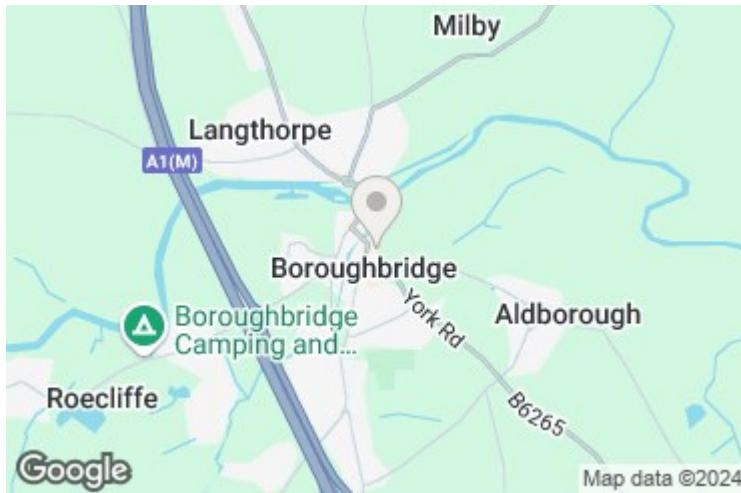
As you enter, you'll find an open-plan living room with a double-glazed window, a storage cupboard, and a stylish kitchen area with integrated appliances including a washing machine, electric hob, and an oven.

Upstairs, there's a landing leading to a shower room and a double bedroom with an exposed beam and two double-glazed windows.

The property features slimline electric heater panels, double glazing, and neutral decoration throughout.

Outside, there's a small, low-maintenance seating area and an allocated parking space in front of the property.

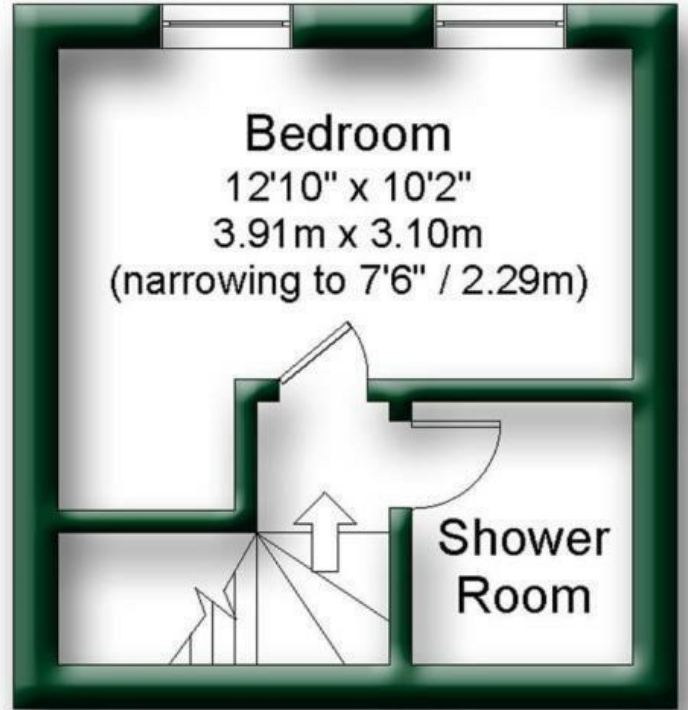
You can access the property by vehicle from Back Lane, but there's also pedestrian access to Boroughbridge High Street from Smiths Court.







Ground Floor



First Floor

Gross internal floor area (approx.): 33.4 sq m (360 sq ft)

Not to Scale. Copyright © Apex Plans.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	