



**20 East Gate, Boroughbridge
YO51 9AY**

Guide price £215,000

A LOVELY TRADITIONAL SEMI DETACHED HOUSE WITH THREE BEDROOMS, SITTING ROOM, DINING
KITCHEN AND GROUND FLOOR BATHROOM
SPLIT GARDEN TO THE REAR WITH PARKING
GOOD LOCATION WITHIN STRIDING DISTANCE OF THE THRIVING TOWN OF BOROUGHBRIDGE
GOOD ACCESS TO THE A1M MOTORWAY
WITHIN CLOSE PROXIMINTY TO LEADING SUPERMARKET, BESPOKE SHOPS , SCHOOLS AND AMENITES
NO ONWARD CHAIN EPC TO FOLLOW COUNCIL TAX BAND C



Description

Occupying an elevated position, this traditional and well proportioned three bedroom house is conveniently placed for the local shops, schools and amenities offered by the popular town of Boroughbridge. The accommodation would benefit from a program of updating - In brief comprises : Sitting room, dining kitchen, bathroom first floor, three bedrooms. Low maintenance paved area to the front and rear, south facing area to the rear with off street parking.

SITTING ROOM 14' X 13'10 Window to the front elevation, under stairs storage cupboard with power and light, feature fire surround, arched recess and feature coving.

DINING KITCHEN 14'6 x 10' with sink unit and side drainer, preparation work surfaces with base units below and wall units above, 4 ring gas hob flanked by a wall mounted oven and grill, plumbing for a washing machine and rear access door opening to the REAR COURTYARD. Door leads to the FAMILY BATHROOM comprising bath, wash hand basin and low suite WC with adjoining useful under stairs cupboard.

BATHROOM With obscured glazed window to the side elevation, bath, pedestal wash basin, low level WC and central heating radiator.

FIRST FLOOR LANDING

BEDROOM 1 10'6 X 10'1 TO THE FITTED WARDROBES With window to the front elevation, fitted wardrobes with shelving and hanging space, central heating radiator.

BEDROOM 2 12'4 X 6'3 With window to the rear and central heating radiator.

BEDROOM 3 8'11 X 8'5 With window to the rear elevation and central heating radiator.

OUTSIDE. To the front is a paved area with a pedestrian right of way to the adjoining properties, side boarder dwarf brick wall forming boundary to the front, lawn area to the side with mature trees and shrubs, To the rear a paved courtyard with out building.

Location

Boroughbridge lies approximately 12 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high

street shops, restaurants, pubs, banks, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

Services

COUNCIL TAX BAND - B

LOCAL AUTHORITY Harrogate Council

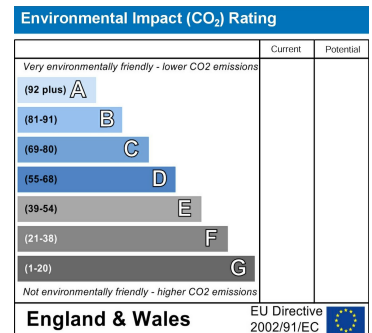
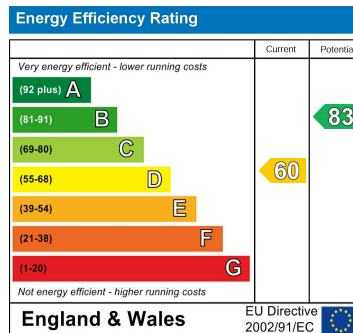
TENURE - Freehold

POSTCODE - YO51 9AY

SERVICES - Mains water, electricity and drainage, with gas fired central heating.

Directions

On leaving our Boroughbridge Office turn left onto New Row proceed for some distance up a slight incline where just beyond East Gate can be found turning on your right hand side, follow the road round to your left whereupon No 20 is positioned in the far corner.



Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 e: lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk