



Wagtail Cottage Fountain Court Mews
Boroughbridge, York, YO51 9PG

Guide price £189,950



A LOVELY TWO BEDROOM COTTAGE IN THE HEART OF BOROUGHBIDGE
STUNNING COMMUNAL GARDENS AND PRIVATE PARKING +VISITOR PARKING
PERFECT FOR ANYONE LOOKING TO BE CLOSE TO LOCAL SHOPS AND AMENITES.
KITCHEN. DINING / SITTING ROOM,
GAS CENTRAL HEATING SYSTEM, MODERN INTERIOR
LOCK UP EPC C



Description

An immaculately presented two bedroom end terrace with parking, located in the heart of Boroughbridge.

The property benefits from gas central heating, double glazing and comprises, entrance vestibule, kitchen area with a range of wall mounted cupboards, base units and drawers, electric oven, hob, fridge/freezer and washing machine, living area with useful store cupboard and patio doors leading to a terrace. To the first floor are two double bedrooms and modern bathroom.

Entrance Vestibule - - With central heating radiator.

Kitchen - - 2.98m x 2.65m (9'9" x 8'8") - With a range of wall mounted cupboards, base units and drawers. Electric oven and hob, UPVC double glazed window looking out to the front, washing machine and fridge/freezer.

Open plan to...

Living Room - - 6.24m x 3.57m (20'5" x 11'8") - With useful store cupboard, central heating radiator and sliding doors to the rear patio.

First Floor - -

Bedroom One - - 3.56m x 2.82m (11'8" x 9'3") - Double bedroom with central heating radiator and UPVC double glazed windows to the rear and side of the property.

Bedroom Two - - 3.56m x 2.61m (11'8" x 8'6") - Double bedroom with central heating radiator and UPVC double glazed window to the front of the property.

Bathroom - - 1.97m x 1.61m (6'5" x 5'3") - A modern white suite with shower over bath, basin, useful storage cupboard, WC, and heated towel rail.

Outside - - To the front of the property is an allocated parking space with ample parking for visitors.

To the rear of the property is a sunny patio.

Location

The market town of Boroughbridge offers a good range of local amenities including a choice of shops, Morrisons supermarket, doctor and dental surgeries, primary and secondary schooling, leisure centre, a wide choice of public houses, restaurants and hotels.

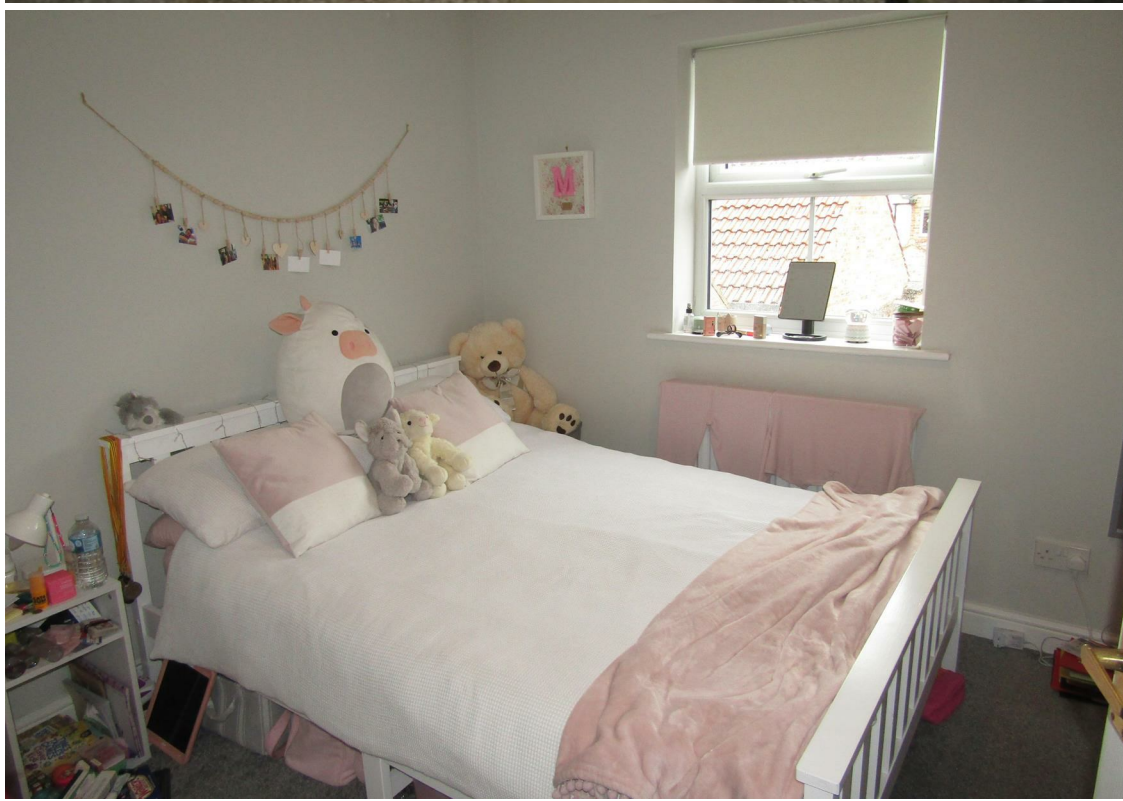
Public transport service to York, Harrogate and Ripon as well as enjoying good access to the A1 trunk road which provides a link to the business centres of the North of England.

Agents Note

There is a £60 service charge per month

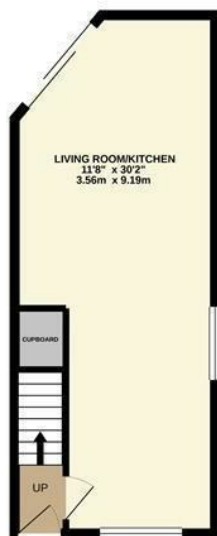
Long Lease

Council tax band C

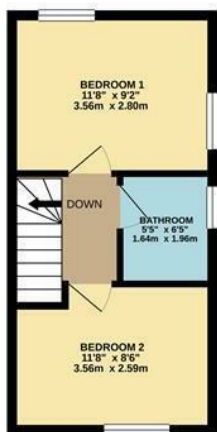




GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.

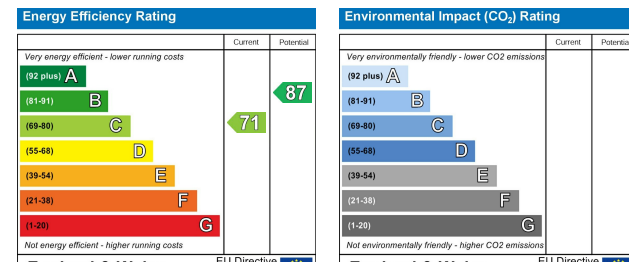


1ST FLOOR
281 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



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