



13 Florence Court
Boroughbridge York, YO51 9NU

Guide price £325,000



UNEXPECTEDLY OFFERED BACK TO THE MARKET DUE TO A BREAKDOWN IN A CHAIN
CENTRAL TO BOROUGHBRIDGE TOWN - A MODERN FAMILY HOME WHICH HAS BEEN THE SUBJECT OF SIGNIFICANT IMPROVEMENTS AND
SLIGHT RECONFIGURATION WITHIN MINUTES TO ALL AMENITIES SITUATED IN A SECLUDED YET CENTRAL LOCATION
DINING /SITTING ROOM, KITCHEN AND WC TO THE GROUND FLOOR 19 FOOT LOUNGE WITH DOORS ONTO THE REAR ENCLOSED GARDEN TO
THE LOWER GROUND FLOOR
THREE BEDROOMS - MASTER WITH ENSUITE AND HOUSE BATHROOM TO THE FIRST FLOOR.
CARPORT PROVIDING PARKING FOR TWO VEHICLES AND ADDITIONAL PARKING TO THE FRONT. EPC C COUNCIL TAX BAND E



Description

This immaculate 3-bedroom townhouse is situated in a stunning location, just a stone's throw away from the bustling Boroughbridge centre. The property boasts an enclosed rear garden, perfect for outdoor relaxation and entertaining.

As you enter the house, you are greeted by a spacious entrance hallway on the first level, which leads to a conveniently placed w/c. The kitchen is modern, well-equipped and has ample storage space, making it perfect for cooking and entertaining. The family room is cosy and inviting, while the dining area is perfect for formal gatherings and dinner parties.

GROUND FLOOR Panel and glazed door leading to:

Reception Hall with radiator, ceiling cornice, useful deep understairs storage cupboard which wraps around under the stairs telephone point, staircase to first floor and lower ground floor

Guest Cloakroom Recently refurbished with matching white low flush wc and wash hand basin, radiator, extractor fan.

Sitting Room/ Dinning Room with window to the rear with pleasant open aspect, radiator.

Kitchen Fitted with a range of matching wall and base units with complementary work surface , sink unit with mixer tap over, integrated hob , oven, microwave, washer dryer machine, dishwasher and fridge/freezer.

LOWER GROUND FLOOR

Delightful Lounge with double opening doors on to the rear gardens and further window to the rear, radiators, gas, television and telephone points.

FIRST FLOOR

Landing with access to the roof void, radiator, airing cupboard with linen shelving above.

Master Bedroom With door onto Juliet Balcony giving a

delightful open private aspect with wrought iron railings.

En Suite Shower Room comprising a corner shower cubicle, low flush wc, wash hand basin, sealed unit frosted double glazed window to the rear, extractor fan.

Bedroom Two. Window to the front, radiator.

Bedroom Three. Window to the front, radiator.

House Bathroom fitted with a matching white three piece suite with panelled bath, low flush wc and wash hand basin, extractor fan, radiator.

OUTSIDE To the side of the property, there is an open car port providing parking and garden area plus further off street parking space in front. To the rear of the property, a delightful enclosed lawned garden which will undoubtedly appeal to those with family requirements or for those entertaining.

The lower floor is where you will find the true gem of the home - a 27-foot lounge with double doors that lead onto the rear garden. This space is perfect for relaxing and spending quality time with family and friends.

Upstairs, you will find a luxurious master bedroom that features a Juliet-style balcony, providing stunning views of the surrounding area. The master bedroom also comes with an ensuite shower room, complete with modern fittings and fixtures. The property also has two other good-sized bedrooms, with plenty of natural light and storage space. A family bathroom is also located on this floor.

The property is internally well-presented throughout, with attention paid to detail and quality finishes. It is a perfect home for those who appreciate a modern and stylish living space, and internal viewing is highly recommended.

Location

Boroughbridge is a thriving and bustling former market town situated just east of the A1 motorway and being well placed

for daily travel to Leeds, York and Harrogate. The A1 also links to the other main roads of the region including the M1 and M62. The town centre is within a convenient walk from the property and offers a high street of independent traders, main post office and a choice of bars and restaurants. There is a large Morrisons supermarket located on the southern outskirts of the town and a bus service is available which connects to York, Harrogate and Ripon.

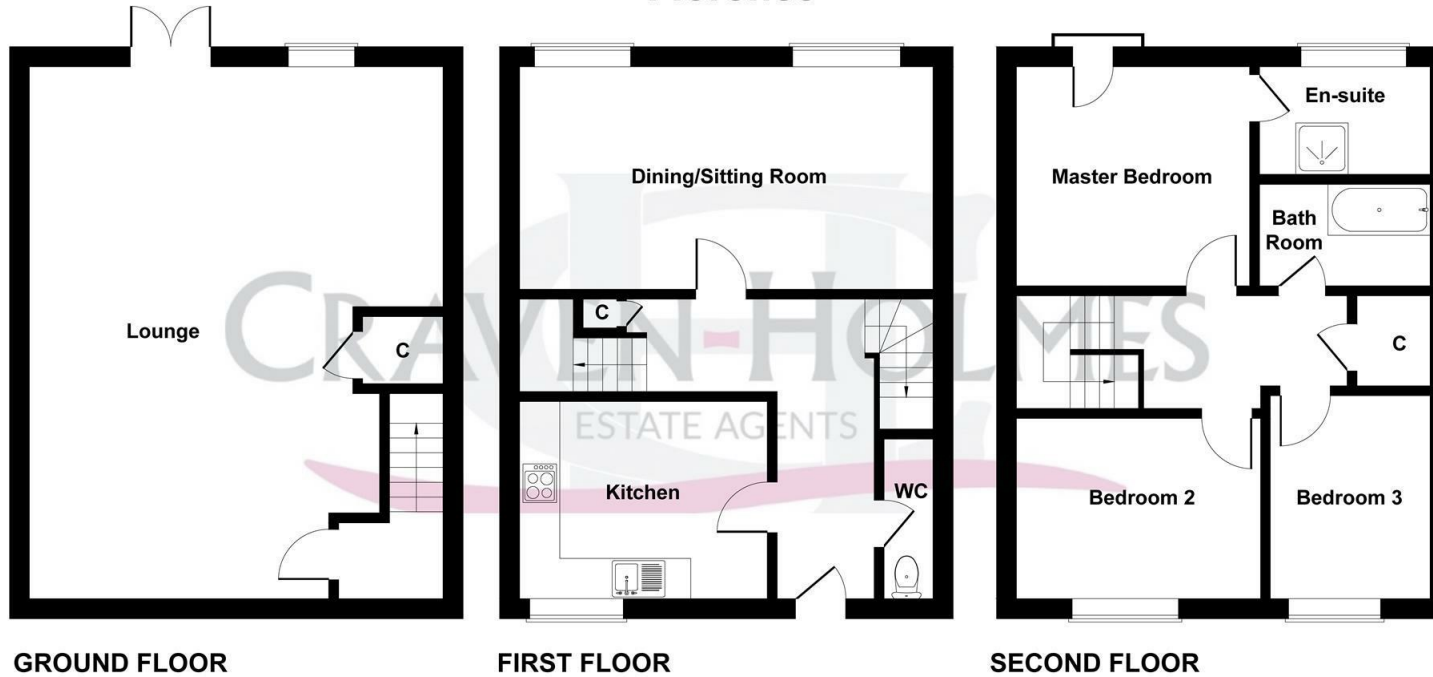
Directions

From the high street, turn onto New Row and Florence Court is the third turning right and number 13 is on the left of the courtyard.

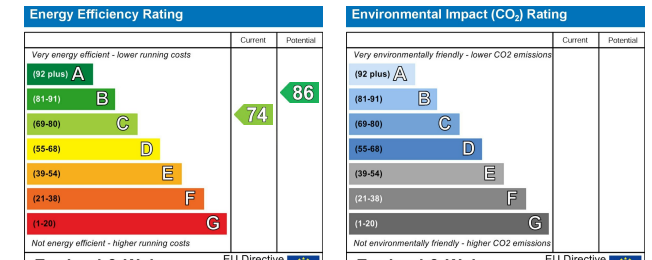




Florence



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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