



1 Mowbray Garth  
Boroughbridge, Yorkshire YO51 9NT  
Guide price £379,950



AN EXCEPTIONALLY WELL APPOINTED THREE BEDROOM PROPERTY WITHIN THE HEART OF BOROUGHBIDGE, NO ONWARD CHAIN  
THE CURRENT OWNER HAS PROGRESSIVELY IMPROVED TO A HIGH STANDARD THROUGHOUT,  
ENTRANCE HALLWAY, BREAKFAST KITCHEN WITH GRANITE WORK SURFACE , DINING / SITTING ROOM WITH MULTI FUEL BURNING STOVE  
TWO BEDROOMS MASTER WITH ENSUITE AND HOUSE BATHROOM TO THE GROUND FLOOR  
MEZZANINE FLOOR USED AS AN OFFICE AND A FURTHER DOUBLE BEDROOM WITH EAVES STORAGE TO THE FIRST FLOOR  
OUTSIDE A BLOCK PAVED DRIVEWAY AND GARAGE TO THE SIDE, WITH DOUBLE WOOD GATES  
AN ENCLOSED BEAUTIFUL GARDEN WITH A STUNNING SELECTION OF FRUIT AND SHRUBS ALONG WITH A PATIO AREA PERFECT FOR  
THOSE ALFRESCO DINING DAYS. COUNCIL TAX BAND E



Summary

Mowbray Garth comprises a small, select development of bungalows within a level walking distance of all shops and amenities of Boroughbridge Town Centre and having easy access to the A1(M) motorway.

The property comprises of a Dining Lounge which is connected to the sun room which in turn has access to the private South facing garden.

Breakfast kitchen with integrated appliances which also has access to the driveway and the garage.

Also on the ground floor there is a lovely entrance hallway leading to a double bedroom with fitted wardrobes, along with ensuite shower room, a single bedroom and a house bathroom.

On the first floor there is a double bedroom, Mezzanine floor area used as an office and access to under eaves storage areas.

To the side of the property there is a garage with remote controlled electric door and a driveway with parking for several cars.

There is a small easy to maintain garden to the front of the property.

A well stocked and established garden rear garden with a patio area perfect for Alfresco dining.

Location

The property is located within the Town of Boroughbridge which offers a good range of Shops, Bars, Restaurants, Schools, Doctors and Dental Surgeries, local Supermarket and good Sporting and Recreational facilities.

Boroughbridge is approximately 1 mile from the A1(M) at Junction 48 and being approximately 6 miles from Ripon, 11 miles from Harrogate, 17 miles from York and 25 miles from Leeds.

Details

GROUND FLOOR

Entrance Hall Glazed and panelled front entry door. alarm control panel. Fitted hall wardrobe cupboard. Central heating thermostat.

Sitting Room With windows on two sides. Wide archway opening leading to a garden room, which enjoys an outlook over the garden. Open brick fireplace, housing multi fuel stove. Tall pitched ceiling. Exposed beams. Open tread wooden staircase, leading to the mezzanine first floor

landing and bedroom three beyond. TV and telephone points.

Garden Room Glazed on three sides, with a single french door, giving access to the garden.

Kitchen Front window overlooking the Close, sink unit under the front window. Range of fitted wall and base units with granite work surface. Integrated oven, with induction hob and extractor over. Wall mounted gas fired boiler providing central heating and domestic hot water. Fitted seating area.

Bedroom One With a window enjoying a view over the enclosed garden. TV and telephone point. Range of fitted wardrobe cupboards with store cupboards over. Access to the roof void.

En-suite shower room With a frosted window . Fully tiled corner shower compartment, with a wall mounted mains shower. Pedestal basin. Low level WC. Extractor fan.

Bedroom Two Window overlooking the rear garden. Radiator

House Bathroom suite to comprise a panelled bath. Pedestal washbasin. Low level WC and Radiator.

FIRST FLOOR

Landing With a mezzanine floor comprising the landing area. Velux roof light. TV and telephone point.

Bedroom Three Window to the front elevation. Velux roof light. Built-in wardrobe cupboards with hanging rail. Shelved airing cupboard with hot water cylinder and immersion heater.

OUTSIDE

Attached Single Brick Garage with electric up-and-over door. Power and light fitted, blocked paved driveway in front of the garage.

GARDENS

Gardens The garden is to the rear of the property and

comprises interesting plantings of shrubs, ornamental trees, set around areas of landscaping. The garden area catches sun at differing times of the day and benefits from a degree of privacy and seclusion





# 1 Mowbray Garth, Boroughbridge, YO51 9NT

Approximate Gross Internal Area  
1497 sq ft



GROUND FLOOR

FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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	

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