



Hillrise Cottage Back Street  
Aldborough, York, Yorkshire YO51 9EX

Guide price £385,000





A LOVELY THREE DOUBLE BEDROOM COTTAGE IN THE HIGHLY REGARDED VILLAGE OF ALDBOROUGH  
THIS CHARMING PROPERTY WOULD BENEFIT FROM A PROGRAM OF IMPROVEMENTS  
WITHIN 1 MILE FROM THE THRIVING TOWN OF BOROUGHBIDGE AND THE LEADING A1M.  
THREE RECEPTION ROOMS, KITCHEN, BATHROOM AND THREE BEDROOMS,  
GAS FIRED CENTRAL HEATING SYSTEM  
ENCLOSED REAR GARDEN WITH OUTBUILDING  
NO ONWARD CHAIN EPC D



Description

Nestled in the charming historic village of Aldborough, York, this delightful house on Back Street offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The inviting atmosphere of the living areas is ideal for family gatherings or quiet evenings in.

The house features three well-proportioned bedrooms, making it an excellent choice for families or those seeking extra space for guests or a home office. Each bedroom is designed to be a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The property includes a well-appointed bathroom, catering to the needs of modern living. The layout of the house is practical and functional, allowing for easy movement throughout the home. Situated in a desirable location, this property benefits from the amenities and charm that the village of Aldborough has to offer. With its picturesque surroundings and friendly community, residents can enjoy a pleasant lifestyle while being just a short distance from Boroughbridge and the historic city of York.

This house presents a wonderful opportunity for anyone looking to settle in a vibrant area with a strong sense of community looking to seeking a family home, this property is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely house your new home.

ACCOMMODATION

DINING ROOM 16' 10" x 8' 6" (5.13m x 2.59m) With two radiators and bow window.

SITTING ROOM 16' 7" x 12' 10 max" (5.05m x 3.91m) With bow window and two built-in cupboards. Glazed door to staircase. Two ceiling beams. Radiator.

DINING AREA 8' 6" x 7' 10" (2.59m x 2.39m) With radiator.

KITCHEN 13' 7" x 8' 0" (4.14m x 2.44m) With a range of base and wall units including stainless steel sink unit and

granite effect work surfaces, Creda Cordialle electric oven, electric hob, cooker hood and wall mounted Vaillant gas fired central heating boiler.

FIRST FLOOR

FRONT BEDROOM 16' 9" x 8' 0" (5.11m x 2.44m) With walk in wardrobe and large built-in wardrobe. Radiator.

FRONT BEDROOM 13' 3" x 13' 0" (4.04m x 3.96m) With walk in wardrobe and large built in wardrobe. Radiator

REAR BEDROOM 11' 10" x 8' 6" (3.61m x 2.59m) With radiator.

BATHROOM 8' 10" x 7' 10" (2.69m x 2.39m) With corner bath, shower cubicle having a Mira Sport shower, vanity unit wash hand basin and WC. Radiator. Fully tiled walls. Cylinder and airing cupboard with immersion heater.

OUTSIDE Front lawn. Rear lawn, garden and patio area. Garden shed.

Location

The property is located off the Back Street in the village of Aldborough. The village offers a church, and a village institute.

The nearby town of Boroughbridge has a good range of shops, restaurants, bars, primary and secondary schools, as well as sporting and recreational facilities.

Aldborough is approximately 3/4 of a mile from Boroughbridge, one mile from the A1M at Junction 48, 12 miles from Harrogate, 7 miles from Ripon and 17 miles from York.

Directions

Leave Boroughbridge on the B6265 towards York. After approximately half a mile, turn left into Aldborough at the crossroads. On entering Aldborough, take the first turn on the right hand side into Back Street. The road then bends round to the left and Hill Rise Cottage is on the left hand side and can be identified by our Craven Holmes For Sale Board.









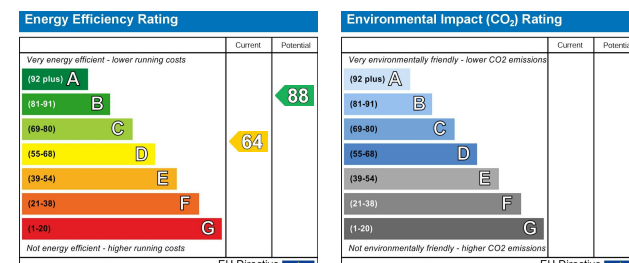


Floor plan of a property for sale. The plan shows a Dining Room, Kitchen, Reception Room, and a central Cupboard area with stairs leading up. The Kitchen includes a sink and stove. The Reception Room has a large window and a door leading outside. The Cupboard area is centrally located and contains a staircase with an 'UP' arrow. The Dining Room is adjacent to the Kitchen. The Reception Room is on the right side of the plan. A large watermark 'CRAV SALES, LETT' is visible on the right side of the plan.

Floor plan of the second floor. The layout includes four bedrooms, a bathroom, a central landing, and a veranda. The bedrooms are located at the top left, top center, bottom left, and bottom right. The bathroom is at the top center, adjacent to the top-center bedroom. The landing is in the center, with an upward-pointing arrow indicating the stairs. The veranda is on the left side, adjacent to the bottom-left bedroom. The plan is labeled with 'BEDROOM', 'BATHROOM', 'LANDING', and 'VERANDA'.

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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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