



Great Pinseat Waterside
Langthorpe, Boroughbridge, York, YO51 9GY
Offers over £350,000



LOVELY 3 BEDROOM SEMI-DETACHED FAMILY HOME IDEAL FOR YOUNG / GROWING FAMILIES
BEAUTIFULLY PRESENTED MODERN KITCHEN LIVING WITH BALCONY
GOOD SIZE BEDROOMS EN-SUITE TO MASTER BEDROOM
PARKING GATED ENTRANCE
LEVEL SHORT DISTANCE TO BOROUGHBIDGE TOWN
VIEWING HIGHLY RECOMMENDED EPC D



Description

Great Pinseat is a magnificent modern-style house, which is part of the beautiful conversion of a former brewery. It provides well-proportioned and well laid out accommodation over three floors and is quietly positioned on a private estate behind the main block.

This property is perfect for those who seek a low maintenance home and is ideal for a professional couple, a family who no longer needs extensive gardens, or as a second home or base. With three double bedrooms and a high-quality finish, it is truly a beautiful gem that deserves to be explored.

Great Pinseat is situated on the outskirts of Boroughbridge, approximately one mile away from the town centre. It is one of the two houses on the estate, providing a peaceful and private lifestyle. If you are looking for a property that combines comfort, convenience, and style, Great Pinseat is definitely worth a closer look.

A very versatile home with the bedroom accommodation on the ground and middle floor reached via an attractive staircase and hallway arrangement, leading through the centre of the property up to the second floor, where the primary living accommodation can only be described as exceptional. This really is a home to live in and has been maintained and finished to a very high standard throughout with the whole of the third floor dedicated to an open plan living and dining room arrangement which leads out onto its own balcony.

Nestled to the rear of the Maltings, there are two dedicated parking spaces outside the front door. Whilst there is an integral garage, this has been sensibly converted into a store and an internal office arrangement. If so desired, it could be readily converted back to its original use.

Location

The home is quietly positioned in a secured, gated site and offers quick access into York's city centre and is also ideally located for easy access onto the A1M, which lies only a few minutes drive from the property.

The town of Boroughbridge offers a thriving high street of

independent shops and cafes, a large supermarket on the southern outskirts and a range of bars and restaurants. Boroughbridge also offers schooling at both primary and secondary levels.

Agents Note

Maintenance charge of £150,00 per month to include building insurance, window cleaning and ground maintenance.





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Approximate Gross Internal Area
Ground Floor = 45.9 sq m / 494 sq ft
First Floor = 52.7 sq m / 567 sq ft
Second Floor = 53.1 sq m / 571 sq ft
Total = 151.7 sq m / 1632 sq ft

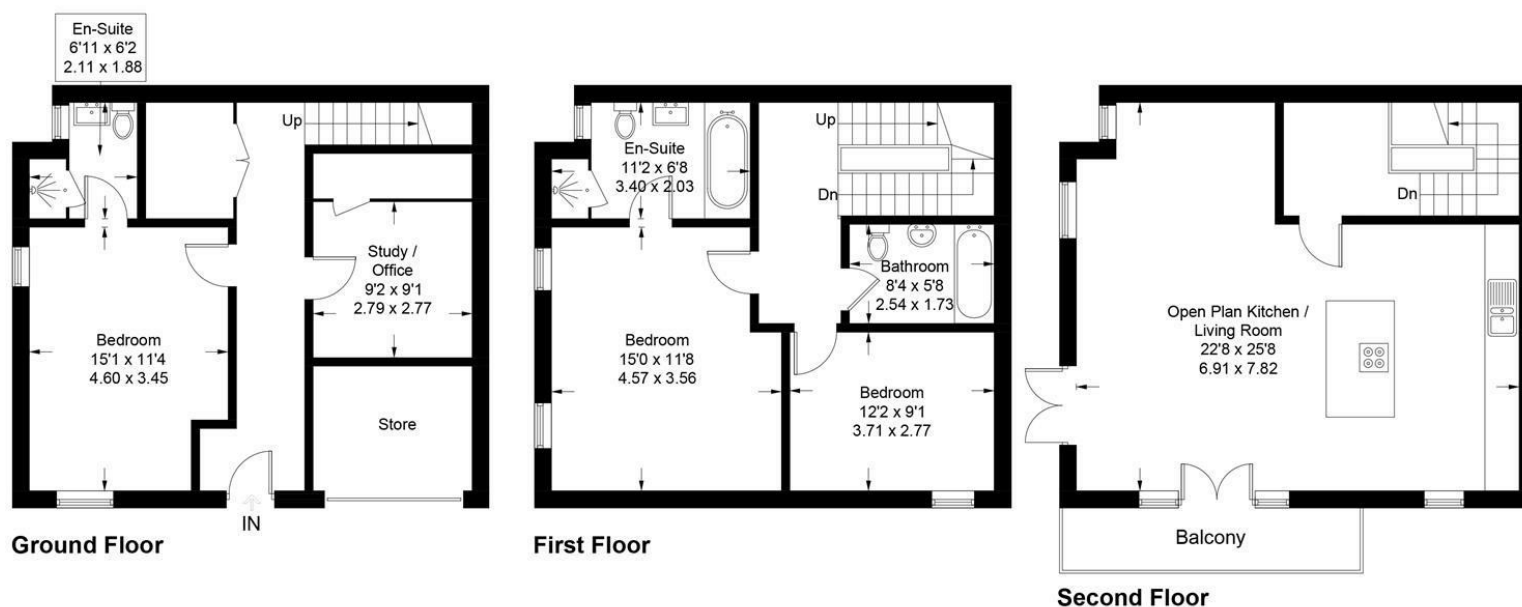
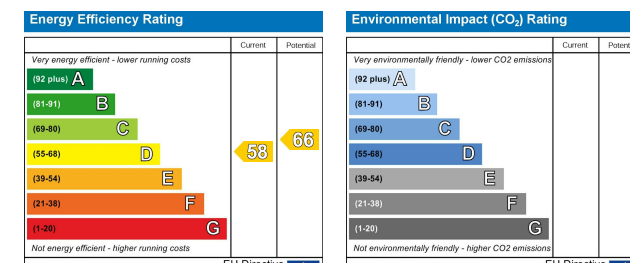


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1017537)



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