



1 Victory Terrace
Langthorpe, Boroughbridge. York, YO51 9BY
Guide price £389,950

LANGTHORPE, BOROUGHBIDGE

Most appealing period end Terrace property with a good size rear garden and parking for a number of vehicles.

Entrance hallway, sitting room, with open fire, a stunning well equipped dining kitchen with wood burning stove, utility room and w/c,

To the first floor 3 bedrooms and modern bathroom. The property is within good reach of Boroughbridge and all its local shops schools and amenities. Early inspection essential.

EPC E



Summary

Welcome to this enchanting property, a delightful blend of unique architectural character and modern comforts, lovingly restored to highlight its inherent charm. As you step inside, you are greeted by a cozy sitting room adorned with a traditional open fire, inviting you to unwind and enjoy tranquil evenings with family and friends.

At the heart of the home lies a spacious dining kitchen, a haven for cooking enthusiasts. This inviting space boasts a stylish wood-burning stove that adds warmth and ambiance, complemented by abundant cabinetry and top-of-the-line appliances that make culinary adventures a pleasure.

The ground floor also offers practical amenities, including a convenient utility room and a thoughtfully designed downstairs cloakroom for guests, ensuring both comfort and functionality.

Ascending to the first floor, you will discover three bright and beautifully decorated bedrooms, each radiating a sense of peace and serenity. A modern bathroom awaits, designed as a private retreat for relaxation and rejuvenation.

Venture outside to the enchanting gardens, where lush greenery and vibrant blooms create the perfect setting for entertaining or enjoying quiet moments of solitude. Additionally, benefit from the secure off-street parking conveniently located at the rear of the property.

This meticulously maintained home is a true treasure, brimming with warmth and charm. We invite you to schedule a viewing and immerse yourself in its captivating allure!

Description

ENTRANCE HALLWAY

Accessed via six panelled door set in arch with sidelights. Original part tiled floor, stairs to the first floor, good sized under stairs storage cupboard.

SITTING ROOM

With window to the front elevation fitted with bespoke plantation shutters, feature fire surround with working open fire and alcoves to either side.

DINING KITCHEN

With window to the rear elevation and fitted with a range of

sleek base and wall units, with Corian worktop over, inset sink and drainer, original floorboards, shelving to the recess, built in five ring gas hob with extractor fan over oven two side by side integrated ovens, integrated. Exposed chimney breast with multi fuel burning inset stove, Space and plumbing for an American style fridge freezer.

UTILITY ROOM

Fitted with a range of base units, double sink, replacement central heating boiler fitted side access door, built in cupboard, Stable door and widow to side elevation. Quarry tiled floor space and plumbing for a washing machine, space for another appliance,

GROUND FLOOR WC

With window to the rear elevation, low level WC.

LANDING

Access to the loft space

BEDROOM ONE

With window to the front elevation.

BEDROOM TWO

Window overlooking the rear garden.

BEDROOM THREE

Currently used a home office, window to the rear.

BATHROOM

Travertine tiles to floor and walls window modern design comprising: L shaped bath with over head shower, vanity wash basin, low level

WC, under floor heating, built in cupboard.

GARDENS

The well stocked and secure gardens are a particular feature of the property; the elegant front garden has a gravelled seating area with dwarf box hedging. A gate to the side gives access to the part walled south facing rear garden which is mainly laid to lawn with mature mixed shrub borders and fruit trees. There are defined areas for sitting and dining, throughout the garden; a slate roofed gazebo is the perfect place for outdoor entertaining. A summerhouse and a good size garden shed are included.

Location

The village of Langthorpe is within one mile of the centre of this historic former market town of Boroughbridge and the A1 motorway. Immediate local amenities in Langthorpe include two public houses, village hall, parish church and bus service that connects to Ripon, Boroughbridge and York. Primary schooling is on offer at the nearby village of Kirby

Hill with Boroughbridge providing schooling at both primary and secondary levels. The town of Boroughbridge offers a vibrant high street of independent traders, a large supermarket on the southern outskirts of the town and a choice of bars and restaurants.

Directions

Proceeding out of Boroughbridge over the River Ure, take the second turning left which is signposted Langthorpe and Skelton. Victory Terrace is immediately on the left with the property being identified by the Agent's board





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Approximate Gross Internal Area
Ground Floor = 636 sq ft / 59.1 sq m
First Floor = 543 sq ft / 50.5 sq m
Total = 1179 sq ft / 109.6 sq m

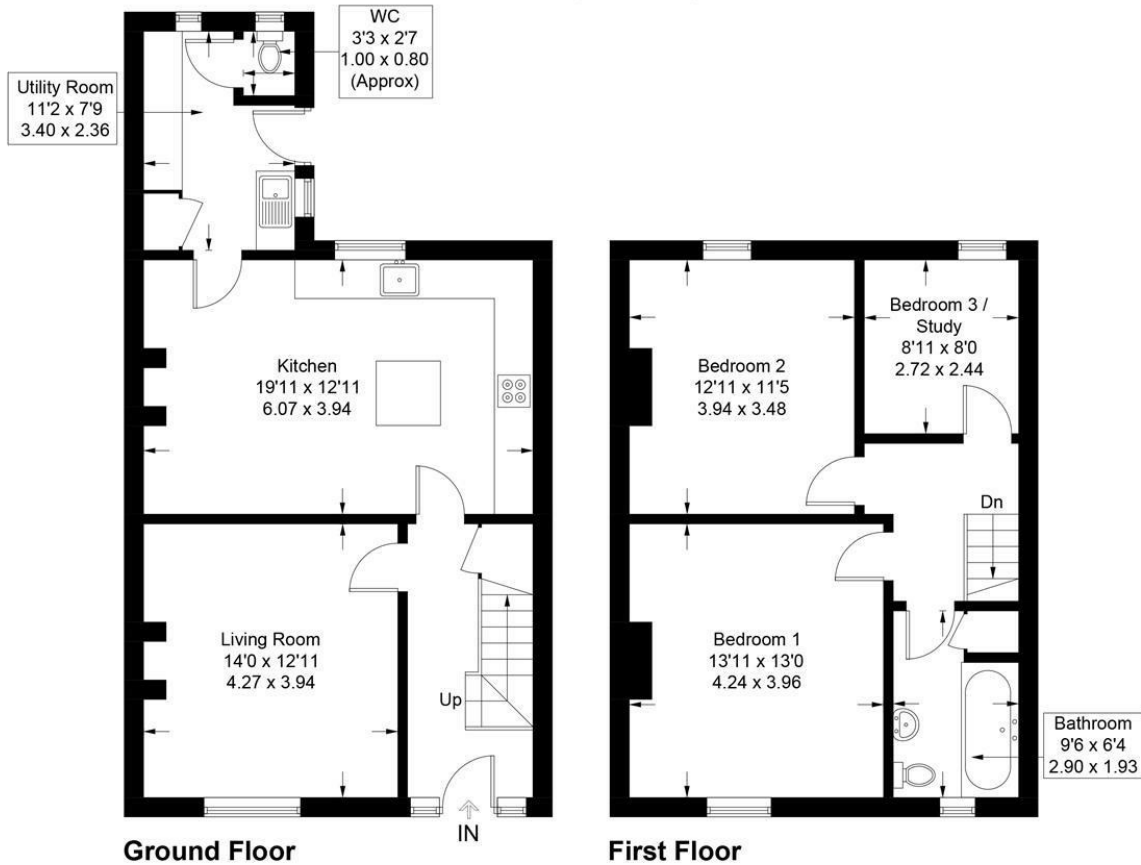
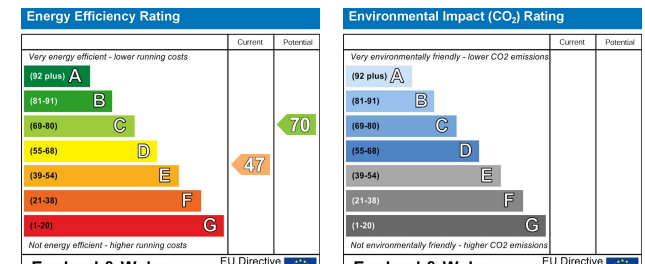


Illustration for identification purposes only, measurements are approximate, not to scale.



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