

# LANGTHORPE, BOROUGHBRIDGE

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

unique architectural character and modern comforts, lovingly restored to highlight its inherent charm. As you step inside, by side integrated ovens, integrated. Exposed chimney supermarket on the southern outskirts of the town and a you are greeted by a cozy sitting room adorned with a breast with multi fuel burning inset stove. Space and choice of bars and restaurants. traditional open fire, inviting you to unwind and enjoy tranquil evenings with family and friends.

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 LANDING convenient utility room and a thoughtfully designed Access to the loft space downstairs cloakroom for quests, ensuring both comfort and BEDROOM ONE functionality.

Ascending to the first floor, you will discover three bright and Window overlooking the rear garden. beautifully decorated bedrooms, each radiating a sense of BEDROOM THREE peace and serenity. A modern bathroom awaits, designed as Currently used a home office, window to the rear. 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. WC, under floor heating, built in cupboard. Additionally, benefit from the secure off-street parking GARDENS 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 Hill with Boroughbridge providing schooling at both primary Welcome to this enchanting property, a delightful blend of sink and drainer, original floorboards, shelving to the recess, and secondary levels. The town of Boroughbridge offers a built in five ring gas hob with extractor fan over oven two side vibrant high street of independent traders, a large plumbing for an American style fridge freezer.

**UTILITY ROOM** 

Fitted with a range of base units, double sink, replacement At the heart of the home lies a spacious dining kitchen, a central heating boiler fitted side access door, built in haven for cooking enthusiasts. This inviting space boasts a 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.

With window to the front elevation.

**BEDROOM TWO** 

BATHROOM

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

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

#### 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









# 1 Victory Terrace, Langthorpe, YO51 9BY

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

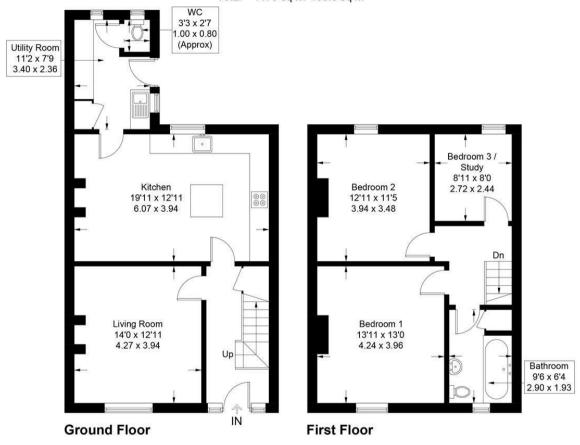
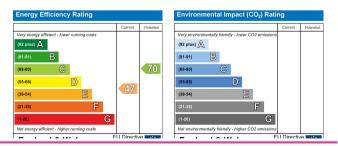


Illustration for identification purposes only, measurements are approximate, not to scale.



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