



**flat 11, Mauleverer House Horsefair
Boroughbridge, York, YO51 9AA**

Guide price £90,000

NO CHAIN

A ONE BEDROOM SECOND FLOOR FLAT OVER LOOKING FISHERGATE CENTRAL TO
BOROUGHBRIDGE

WITHIN STRIDING DISTANCE OF LOCAL SHOPS AND AMENITIES
KITCHEN, SITTING ROOM SHOWER ROOM AND COMMUNAL GARDEN
INTERCOM ENTRY PARKING TO THE REAR
TAX BAND A EPC F

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Description

Nestled in the charming town of Boroughbridge, York, this delightful apartment on Horsefair offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a tranquil living space. The apartment features a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. The layout of the apartment maximises space, creating a cosy yet practical environment for everyday living.

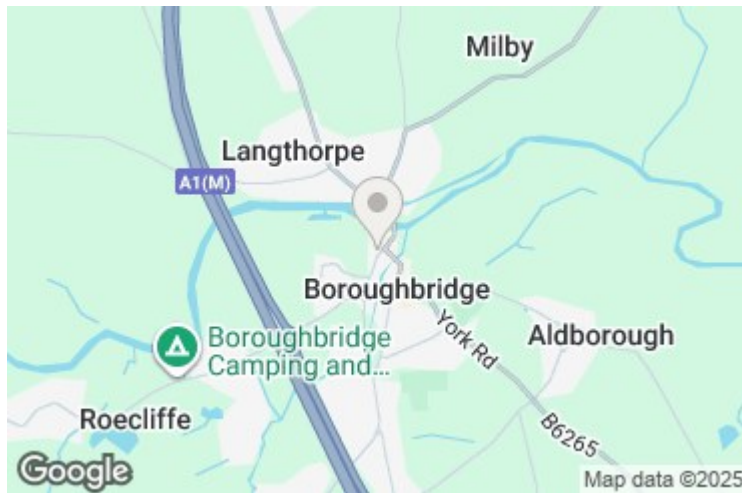
Boroughbridge is known for its picturesque surroundings and rich history, making it a desirable location for those who appreciate both nature and culture. Residents can enjoy the local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected, offering convenient transport links to nearby cities, including York, which is just a short drive away.

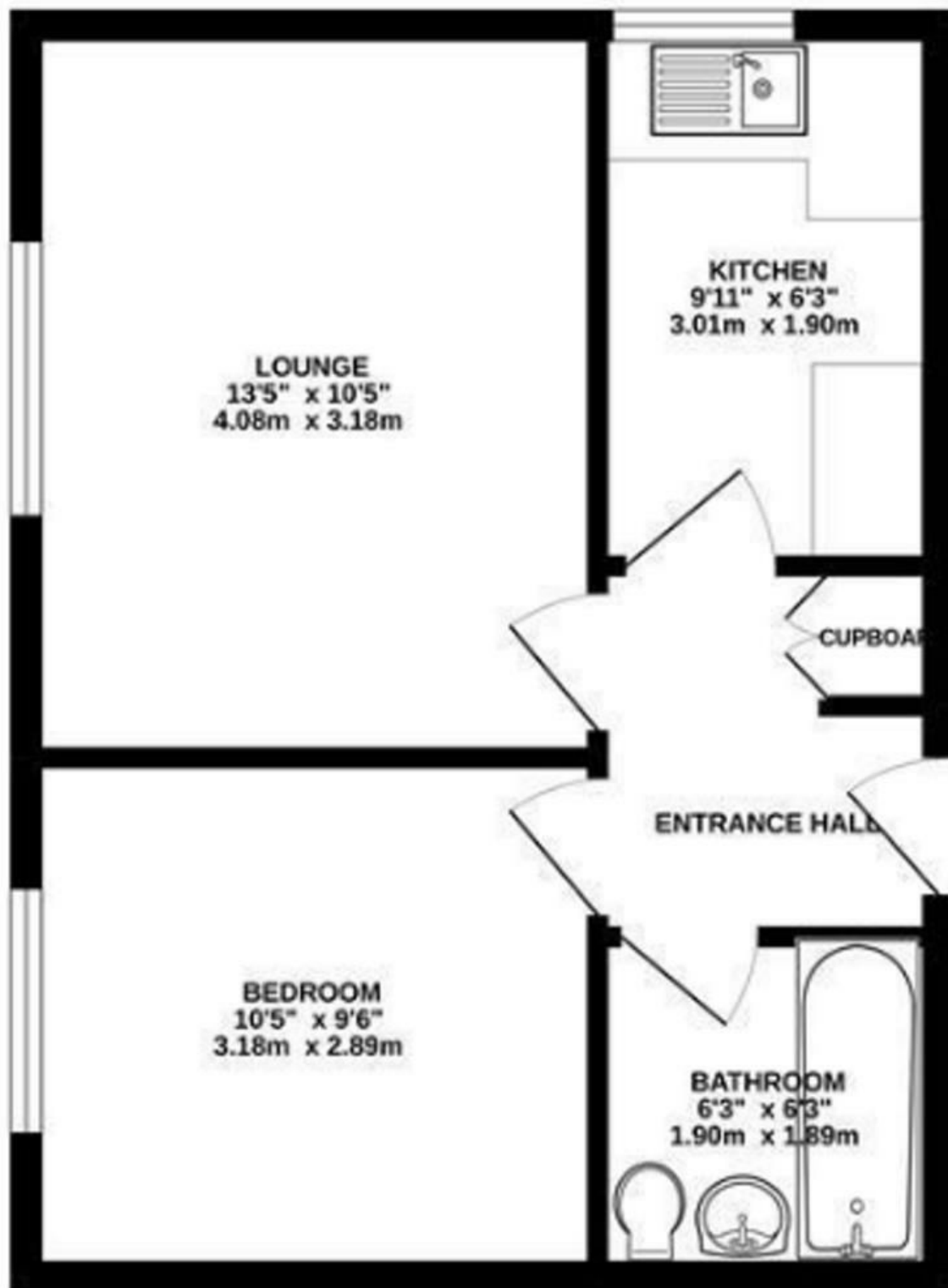
This apartment presents an excellent opportunity for anyone looking to embrace a comfortable lifestyle in a vibrant community. Whether you are a first-time buyer or seeking a rental property, this charming apartment on Horsefair is certainly worth considering.

AGENTS NOTE

Agents Note - Please note that the tenure of this property is leasehold with the remainder of a 990 year lease which began in 1987.

We have been informed that the ground rent and service charge equate to £120 per calendar month and include buildings insurance





Second Floor Approximately 37 sqm - 398 sqft

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		
		76
	37	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	