

**FOR SALE**



**Arrows Terrace, Boroughbridge**

**MARTIN&CO**



## Arrows Terrace, Boroughbridge

3 Bedrooms, 1 Bathroom

Asking Price Of £335,000

- Fantastic family home
- Cul de sac location
- Close to local amenities
- Large kitchen living room
- Off street parking for several vehicles

This spacious and well laid out family home is situated in a quiet cul de sac, conveniently located within a short walking distance of Boroughbridge town centre. Boasting a thriving High Street with inviting cafes, shops, pubs and restaurants as well as Boroughbridge Primary & Boroughbridge High School.

This beautifully presented home has been renovated by its current owners and comprises;

An impressive open plan kitchen & living space at the heart of the home. With a range of timeless fitted units, large island, range cooker and space for an American style fridge freezer.

The Kitchen has a light and airy feel thanks to the two Velux windows and the bi fold doors leading to the enclosed rear garden.

Separate utility room, with further fitted units, plumbing for a washing machine & space for a tumble dryer.

Downstairs toilet with basin.



The living room to the front of the property offers a separate living space, with a homely feel, thanks to its focal fireplace with wood burning stove.

Heading upstairs you will find the family bathroom with walk in shower unit, bath, sink, vanity unit, toilet & heated towel rail.

Main bedroom to the front of the property with built in wardrobe, over stairs.

Further two bedrooms, ideal for the younger members of the family.

The enclosed rear garden features a large Indian stone patio area, which is ideal for entertaining or al fresco dining, with outside tap & power available as well as a generous lawn area.

The rear garden backs on to the site of the Devil's Arrows which dates as far back as the early Bronze Age and which is now a protected scheduled

monument. Undeniably a talking point, with various legends to explore!

The property benefits from off street parking for several vehicles, with a sizeable driveway leading to the garage and rear garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		





Arrows Terrace, Boroughbridge, YO51 9LR

Total Area Including Garage: 118.7 m<sup>2</sup> ... 1277 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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