



12 NEW ROW
Boroughbridge, York



GSC GRAYS

PROPERTY • ESTATES • LAND

12 NEW ROW

Boroughbridge, York, YO51 9AX

A pretty double fronted 2 bedroomed cottage, positioned centrally in the town of Boroughbridge within a few minutes of local amenities. Deceptively spacious, the property has been extended to the rear and has the benefit of gardens reaching to 110ft.

ACCOMMODATION

Pretty double fronted cottage

Two bedrooms and Three Reception rooms

Beautiful 110ft long gardens extending to the River Tutt

Perfect for couples or professionals.

Beautifully decorated throughout.

Scope to extend into loft (previous planning permission now lapsed).



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12 New Row

12 New Row is a Tardis like property. Externally, its pretty double-fronted exterior belies the huge extension to the rear which creates a fantastic modern open-plan living/dining/kitchen space. This opens up to the superb garden which extends to over 110ft and leads down to the River Tutt. Beautifully presented throughout, the modern contemporary additions blend seamlessly with the original features and the properties briefly comprises:

Entrance vestibule with doors leading to sitting room and study, the study is to the left and leads through to an inner hall with expansive storage. This leads through to the fantastic kitchen/dining/sitting area with bi-fold doors out to the rear. A fabulous space with exposed brick walls, modern kitchen with central island, vast range of integrated appliances, sitting area with Parquet flooring which runs into the kitchen, cloakroom/wc off, a doorway leads through to the traditional sitting room. A cosy space with window to the front elevation feature fire surround with inset wood burning stove.

Stairs from the sitting room lead to the first floor. To the rear of the property is the modern bathroom with 4-piece suite, comprising bath, low flush wc, wash hand basin and separate shower cubicle. Bedroom one is a large room with built-in storage found to the front of the property, and bedroom is found at the front of the property. Previously the property has had the benefit of planning permission to convert the loft and it must be noted that the current owners have replaced the roof to the rear of the property.





Situation and Amenities

Positioned in the centre of Boroughbridge, 12 New Row has a superb location with a high degree of privacy. A minutes walk to the High Street ensures that all amenities are close to hand. Boroughbridge has a huge variety of amenities including independent eateries, boutiques, gift shops and butchers and bakers. There is a large doctors' surgery and dental practice, and the town is a short drive away from nearby Harrogate, Ripon and York.

There are many good state and independent secondary schools in the local area including Boroughbridge High School, Cundall Manor and Queen Ethelburga's. There are local primary schools in Boroughbridge, Kirby Hill and Roeccliffe. With easy access to the A1M at Boroughbridge, mainline rail connections are available from nearby Harrogate, York and Thirsk to London and Edinburgh.

Outside

A major feature of this property is the delightful garden, westerly facing it enjoys the evening sun and extends to 110ft. The garden leads down to the River Tutt and there is a paved patio area to the top, a separate garden shed, vegetable plot area and lawn. There is a gated permission for pedestrian right of way over the neighbouring property, allowing bins to be taken out onto New Row.



The Appeal of our Home - The Vendors Insight

I love the ease of access into the town and the safety of the location. The neighbours are extremely friendly and I have loved spending time in my peaceful garden listening to the River Tutt.

Services and Other Information.

We have been informed by the Vendor that all mains services are connected to the property.

Local Authority and Council Tax Band

North Yorkshire County Council, Band C.

Viewings

Strictly by appointment with GSC Grays, 01423 590500

What3Words

///distracts.rouond.skyrocket

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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



BASEMENT LEVEL
APPROX. FLOOR
AREA 112 SQ.FT.
(10.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 871 SQ.FT.
(80.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1379 SQ.FT. (128.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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		
England & Wales	70	82
	EU Directive 2002/91/EC	

