



APARTMENT 6 BANK HOUSE BRIDGE STREET

NORTH YORKSHIRE, YO51 9LE

£245,000
LEASEHOLD

This simply stunning penthouse apartment in The Bank House, Bridge Street, Boroughbridge is an opportunity not to be missed, and can even be offered turn-key with furniture included. This duplex, penthouse apartment is over 900 sqft and is for sale with one off street car parking space.

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APARTMENT 6 BANK HOUSE

- Penthouse Apartment • Chain-free • High-specification • Village location • Allocated parking space • Open-plan kitchen living diner • Primary bedroom • Second double bedroom • En suite • Shower room



Conveniently situated in the heart of the picturesque market town of Boroughbridge within the golden triangle of Harrogate, Leeds and York sits The Bank House. The Bank House development of six luxury apartments takes its namesake both the former use as a HSBC Bank and its location on the banks of the grand River Ure and the smaller River Tutt.

The Bank House apartments are the perfect homes for first-time buyers, professionals and those looking to downsize. The homes incorporate many modern design features including large open-plan living spaces, integrated kitchens, contemporary bathrooms and the convenience of off-street allocated parking, bike storage and amenity garden space.

The Bank House is a unique location, with the historic vibrant high street to the front elevation and uninterrupted greenery to the rear overlooking the communal garden and River Tutt. The Bank House combines the benefits of doorstep amenities including shopping, dining and proximity of schools with the unrivalled beauty of this historic town.

One of the defining features of The Bank House is in its standout locale, situated by the Rivers Ure and Tutt in the very centre of the oldest part of the village. The setting offers scenery to the rear and historic context to the front whilst providing access to picturesque walks by the water's edge with the flourishing high street of independent boutiques and eateries. The development sits inside a double fronted former residence and subsequently converted bank.

The Bank House is a unique luxury conversion development in this hidden-gem and increasingly in demand market town of Boroughbridge, the location incorporate the tranquillity and sense of community of village life with the convenience of city size amenities only a stone's throw away from the unspoilt centre. The apartments are within a 12-minute walk of

Boroughbridge High School and Boroughbridge Leisure Centre, a 10-minute walk to the children's playground and a 15 minute walk to the local supermarket. Boroughbridge is 15 minutes away from Ripon centre and its train station connecting to Leeds, York and beyond and only a 3 minute drive to connect to the M1 via the A1(M).

The kitchen is the hub of every modern home so the sleek designs in The Bank House's kitchens exude both style and comfort with entertaining and practicality in mind. The contemporary feel is in-keeping with the rest of the aesthetic, approaching design with a minimalistic shaker finish to allow the kitchen in your new apartment to adapt for the perfect space to cook, work, relax or entertain guests. The striking quartz worktops stand out for both their beauty and durability, whilst also giving the kitchen a neutral palette to allow you to add your own flare of creativity and make the space truly individual.

Every kitchen features a integrated oven and ceramic hob, complimented by seamless hidden cutlery drawer and integrated premium appliances including fridge, freezer and dishwasher for truly convenient living. Each appliance is fully designed to blend with the polished fit of the kitchens, making the space as neat and sleek. The washer/dryer is housed separately in each airing cupboard for quiet ambient living. All focal light switches and power sockets have a chrome finish, with energy saving down-lit LED lighting to ensure your dream kitchen is always shown in the best light.

The open plan living space is both beautiful and versatile, with a focus on design to truly capitalise on the views, high ceilings and original features are capitalised upon in the this unique development; a neutral yet premium décor allows you to add your own finishing touches or furnishings to enhance the

already beautiful home environment.

A stylish palette of warm greys, creams and whites covers the interior walls, with a smooth brilliant white finish on all ceilings. Apartment entrance doors are upgraded originals with all interior doors finished with elegant chrome handles. Engineered parquet wood flooring covers the corridors and living spaces, whilst in bedrooms you'll notice the comfort of the luxurious carpet in a stylish shade of warm grey.

Bathrooms encompass the modern finish of the rest of the development with a timeless white bathroom suite and attractive full-height marble finish tiling. Where the layout permits the bathrooms are enhanced by LED sensor mirrors incorporating a shaver socket. A synergy of chrome finishes complement the contemporary styling of the bathrooms from lever-operated monobloc taps to showers incorporating a low-profile tray with modern mixer tap and clear glass sliding doors in both the principle bathrooms and en-suites. The back to wall toilets, meanwhile, are fitted with soft-close seats. The flooring is either ceramic or porcelain tile with LED downlights providing superior energy efficient lighting. Heated towel rails have been added to bathrooms and en-suites.

A similar modern approach has been taken in the electrical fittings. Video intercom systems are fitted as standard. The communal area lighting is fully automatic reacting either to movement or light. The living room and bedrooms have television aerial sockets connected to the universal digital freeview system with the living space and master bedrooms featuring SKY and Virgin Media connectivity points requiring only a subscription to receive full services. Mains-wired smoke and carbon monoxide detectors with battery backup can be

found fitted throughout each apartment.

With technology in mind, the low consumption electric heating installed throughout the home can be controlled either at the radiator point or by separate room thermostat. With subscription, the heating can be adapted to include remote control of individual zones by either WiFi or smartphone.

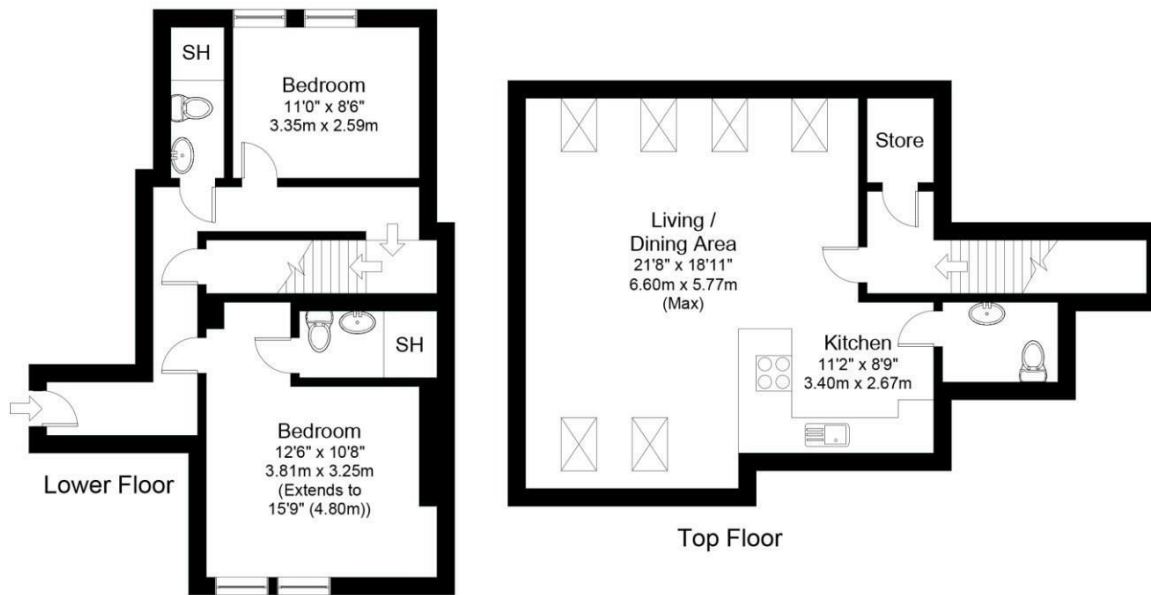
To the rear of the property are allocated parking bays, as well as bike and bin stores housed in the original brick outbuildings. A fully maintained communal garden finishes the scheme.

This penthouse apartment is a duplex which offers over 900 sqft of space across the 1st floor and attic space. This layout provides two double bedrooms on the 1st floor both with lots of natural light flooding in through the large windows. The Primary suite features an ensuite whilst there is an additional house bathroom.

The top floor features a convenient WC and a stunning open plan kitchen/living area with large velux windows which provide ample natural light and some lovely views due to the elevated position.

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Gross internal floor area (approx.): 96.0 sq m (1,033 sq ft)
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| 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 | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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