



Apartment 4, Farndale Horsefair Boroughbridge
Boroughbridge, YO51 9FD
£159,950

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OF LIKELY INTEREST TO FIRST TIME BUYERS, DOWNSIZERS AND OR INVESTORS, A SPACIOUS 2 BEDROOMED FIRST FLOOR APARTMENT ENJOYING A DELIGHTFUL AND HIGHLY CONVENIENT POSITION WITHIN THE HEART OF BOROUGHBIDGE OVERLOOKING HORSEFAIR WHICH IS WELL WORTHY OF AN EARLY INSPECTION TO FULLY APPRECIATE.

Mileages: Ripon - 7.5 Miles, Harrogate - 10.5 Miles, Easingwold - 12 Miles, York - 18 Miles, (Distances Approximate)

Communal Entrance
Inner Hall
Spacious Fitted Kitchen/Diner
Sitting Room
Bathroom/WC
Two Double Bedrooms.
Allocated Off Road Parking.

From a timber entrance door opens to a COMMUNAL RECEPTION ROOM with stairs rising to the first floor landing.

A private entrance door opens to an L-shaped INNER HALLWAY with doors leading off.

Fitted KITCHEN/DINER with a range of cupboards and drawer wall and floor units, work surfaces with inset 4 ring gas hob, stainless steel chimney style extractor and oven, integrated refrigerator and freezer. Inset 1 1/2 bowl sink unit with side drainer, integral washing machine and dishwasher. Useful walk in cupboard with wall mounted boiler to one side.

SITTING ROOM with feature wall mounted electric fire and window overlooking Horsefair.





The PRINCIPAL BEDROOM extends to over 17ft in length with windows to the rear elevation.

Second bedroom boasted fitted wardrobes.

White three piece BATHROOM suite with a plumbed shower over the bath, low suite WC, wall mounted wash hand basin and chrome towel radiator, double glazed window to the side.

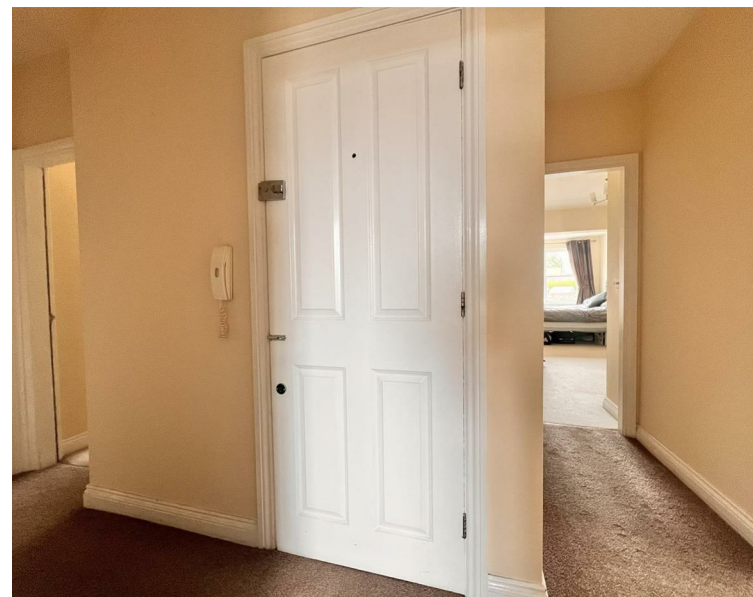
OUTSIDE there is allocated off street parking for one vehicle.

POSTCODE - YO51 9FD.

SERVICES - Mains water, electricity and drainage, with gas fire central heating.

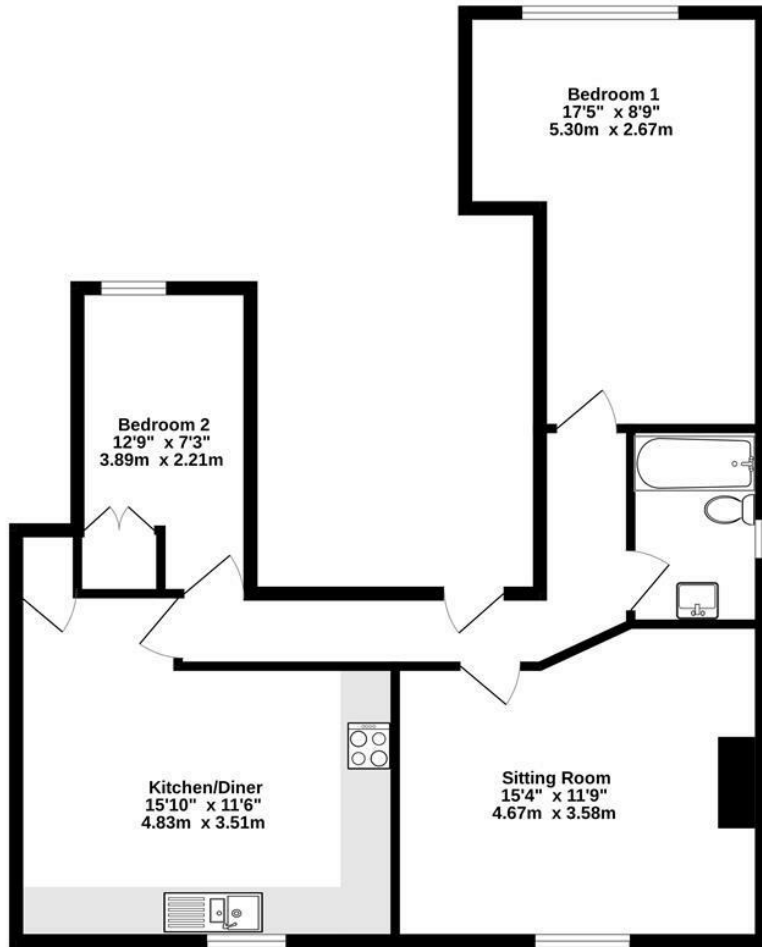
DIRECTIONS - From Boroughbridge High Street turn right by the Black Bull Inn proceed down St Helena and the apartment is located directly opposite at the junction of Roecliffe Lane and Horsefair.

VIEWING - Strictly by prior appointment through the sole selling agent Churchills Tel- 01423 326889 - Email- easingwold@churchillsyork.com.



FLOOR PLAN

Ground Floor
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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LOCATION



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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