



Apartment 1 Riverside Mews Boroughbridge

Boroughbridge, YO51 9HR

£117,000

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WITH NO ONWARD CHAIN - A RECENTLY REFURBISHED GROUND FLOOR APARTMENT SURE TO APPEAL TO FIRST TIME BUYERS, DOWNSIZERS AND OR INVESTORS WITH 1 DOUBLE BEDROOM FITTED KITCHEN, ALLOCATED PARKING AND COMMUNAL GARDENS ALL WITHIN WALKING DISTANCE OF THE EVER ACCESSIBLE AND POPULAR TOWN OF BOROUGHBRIDGE.

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

Entrance Door, Fitted Kitchen, Inner Hall, Sitting Room, Double Bedroom, Bathroom/WC, Allocated Parking Space, Communal Gardens.

From a communal door enters to a hallway with door leading to;

KITCHEN boasting a range of modern white gloss fronted cupboards, drawer floor units complemented by timber effect rolltop work surfaces. A range of appliances include electric oven with chimney style extractor above, plumbed washing machine, stainless steel sink with side drainer, chrome mixer taps below a uPVC window to the front courtyard.

INNER HALL

SITTING ROOM with uPVC window over the pleasant rear communal garden backing onto the River Tutt with a woodland backdrop.

Well presented DOUBLE BEDROOM with two windows to the rear.

The BATHROOM having a white suite with a panel bath, electric shower over and side screen. Wash hand basin on a pedestal, low suite WC and uPVC window to the rear.





OUTSIDE there is an allocated parking space as well as visitor parking and a lawned communal riverside garden to the rear with a delightful woodland backdrop.

LOCATION - Boroughbridge lies approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, banks, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

POSTCODE - YO51 9HR

COUNCIL TAX BAND - A

SERVICES - Main water, electricity and drainage, programmable storage heaters.

LEASEHOLD DETAILS - The apartment is offered with the residue of a 999 year long lease that commenced on 1st January 1992 and we also understand that there is a Monthly Service Charge of £75 per month that includes windows and communal cleaning, gardening and buildings insurance.

VIEWINGS - Strictly by prior appointment through the sole selling agents, Churchills Tel: 01347 822800 Email: easingwold@churchillsyork.com

DIRECTIONS - From Boroughbridge High Street turn right at the top of the High Street onto St Helena turning left onto Horsefair, take the first left into Mowbray Garth whereupon No 1 Riverside Mews is straight ahead.

FLOOR PLAN

Apartment 1, Riverside Mews, Boroughbridge, YO51 9HR

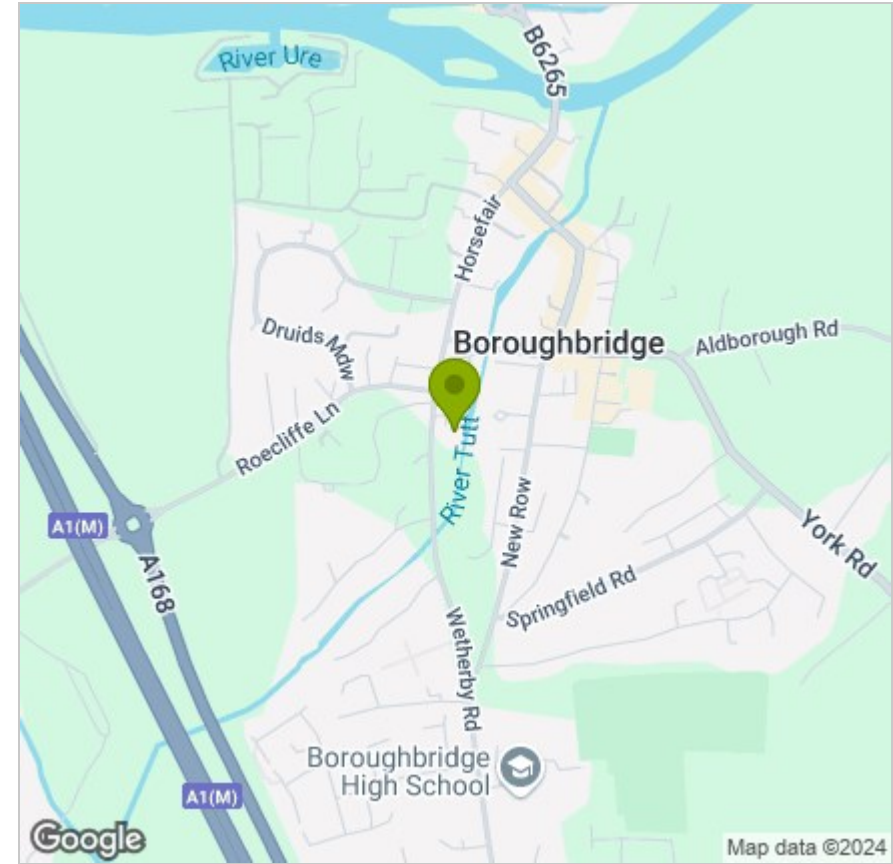
Approximate Gross Internal Area
356 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

LOCATION



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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	

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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