



4 Wesley View, Horsefair, Boroughbridge, YO51 9AH

£365,000



## 4 Wesley View, Horsefair, Boroughbridge, YO51 9AH

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A spacious and well-presented end of terrace property with garage and attractive garden, situated in this most convenient position, within a few minutes' walk of the excellent amenities within Boroughbridge town centre.

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This deceptively spacious property provides well-presented accommodation comprising a sitting room with wood-burning stove, dining room, and stylish fitted kitchen, together with three good-sized double bedrooms and a modern bathroom. There is a cellar providing useful storage space and with potential to be converted to provide additional accommodation if required. There is a good-sized rear garden with lawn and paved sitting areas and a large garage and store.

The property is located in the heart of Boroughbridge town centre, which has a range of excellent amenities, all within easy walking distance, including pubs, restaurants, shops and services.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window overlooking the front garden, plus wood-burning stove with granite hearth and limestone surround.

### **DINING ROOM**

A further reception room with window overlooking the rear garden and glazed doors leading to the kitchen.

### **KITCHEN**

With a range of stylish fitted units with oak worktop, and integrated appliances, including induction hob, oven, washing machine, fridge / freezer and dishwasher.

## **LOWER GROUND FLOOR**

### **CELLAR**

From the dining room, stone steps lead to a cellar with light and power and has over six-foot head height, providing excellent storage and space with potential to be converted to provide additional accommodation.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized double bedrooms on the first floor.

### **BATHROOM**

A white modern suite comprising WC, washbasin, bath and shower.

### **OUTSIDE**

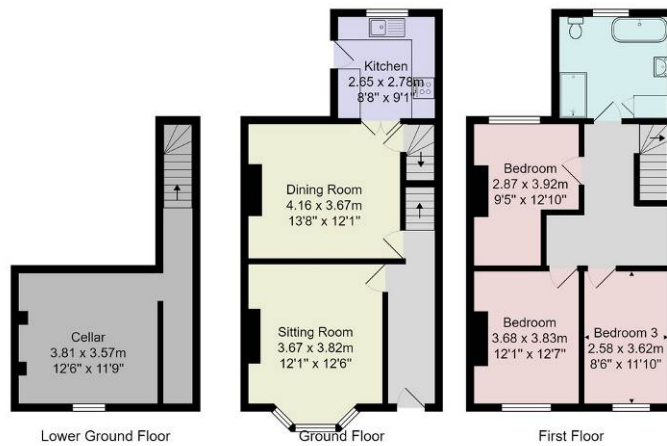
To the front of the property there is an attractive forecourt garden with lawn and wrought-iron railings. To the rear there is a good-sized garden with lawn and paved sitting areas. There is a good-sized garage providing parking or storage with light and power. The garage is accessed via Roecliffe Lane, leading to Cherry Lane. To one side of garage is a useful workshop / store with wood-burning stove, power and lighting.

**Tenure** - Freehold

**Council Tax Band** - C







Lower Ground Floor

Ground Floor

First Floor

Total Area: 117.7 m<sup>2</sup> ... 1267 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			