



1 Spring Garden Cottages, York Road, Boroughbridge, YO51 9EH

£260,000

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A spacious and well-presented cottage offering good-sized accommodation with parking and situated in this delightful position on the edge of Boroughbridge.

Boroughbridge lies approximately 12 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, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and to the major mainline rail connections at York and Thirsk, making travel to and from the town easy and simple.





A timber-panelled and part-glazed door opens to a reception lobby with stone floor. A further internal panelled and glazed door opens to the sitting room with low-voltage down-lighters, uPVC double glazed window overlooking the front terrace, and lawned garden and gravel driveway beyond. Stairs rise to the first floor.



An archway leads through onto a stone floor into the kitchen / dining room, which boasts a range of wall and base units complimented by straight-edge timber-effect work surfaces with matching up-stands. Electric hob above an electric oven timber and integrated dishwasher. uPVC window overlooking the rear courtyard. To one side there is dining space with a flat wall-mounted vertical radiator. Timber door leading to a rear lobby with glazed door leading out to a courtyard. An internal panelled timber door leads to a useful WC / utility with stainless-steel sink and mixer tap, low-suite WC, plumbing and space for a washing machine below a roll-top work surface and space for further white goods. Frosted uPVC window to the side. Stairs lead to the first-floor landing.



A door leads to the second floor with uPVC window overlooking the front aspect. There are two bedrooms to the front and rear aspect. Luxury house bathroom / wet room with a four-piece white suite, fully tiled throughout with panelled bath, low-suite WC, wall-mounted washbasin, main plumbed rainfall shower. Frosted window to the rear, fitted mirror.

To the second floor there is a third bedroom, which has been cleverly converted into the roof space and providing storage behind the eaves.

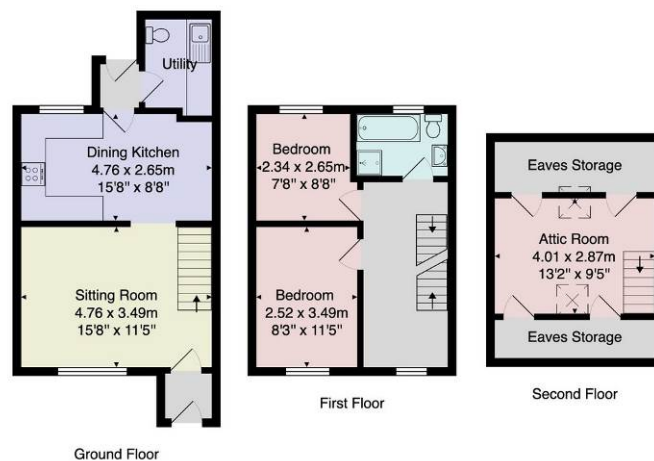
OUTSIDE

To the front, behind double timber gates, there is off-road and a lawned garden with patio, whilst to the rear is a private courtyard with storage space.

Tenure - Freehold

Council Tax Band - C





Total Area: 78.5 m² ... 844 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only.
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