



Mill Lane, Boroughbridge Guide Price £550,000

A rare and exciting opportunity to update and improve a 3 bedroom detached bungalow set within around .50 of an acre, offered with no onward chain and enjoying the benefits of both mooring and fishing rights on the River Ure.

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Property Overview

Believed to have been built in the late 1960's this 3 bedroom detached bungalow now offers a buyer a blank, if not a tad bold and colourful, canvas to cosmetically update and restyle the interior whilst enjoying the property's backwater location which includes an additional area of land approaching of around .30 of an acre which leads down to the banks of the River Ure. Mooring and fishing rights come with this property and we have been informed by the Vendor that although the additional area is subject to occasional flooding, the waters have never crossed the private road immediately in front of the bungalow.



Inside

A gated entrance porch opens into a reception hall with doors leading off into a 21'10" (6.65m) long sitting room with original 1960's sandstone fireplace, wall light points and views towards the river. The generous formal dining room enjoys access out into the rear garden, as does the kitchen which presents buyers with the opportunity to replace, remodel and restyle to their own taste. The principal bedroom features an en-suite shower room with the original Avocado coloured suite and the bungalow's 2 other double bedrooms benefit from built-in wardrobes and are served by a bathroom presenting a further opportunity to update and replace.



Other internal features of note include gas fired radiator central heating, double glazing and substantial loft space with a maximum apex height of 9'0" (2.74m).

Outside

Located at the head of Mill Lane and off a private road shared with two other neighbouring properties including Riverslea, which also has a right of access in between the front garden of Templestow and the additional area of land running down to the river.



The front garden is mainly laid to lawn and a driveway provides parking and access into a 31'0" (9.45m) long tandem garage with remote control door and the loft hatch. The rear south facing garden is also mainly laid to lawn.

The additional area of land opposite the bungalow is predominantly laid to lawn but also provides a generous area of hardstanding for parking plus a dilapidated garage and car port.

Energy Efficiency

The property's current energy rating is D (66) and has the potential to be improved to an EPC rating of C (78).

Services

We have been informed by the Vendor that all mains services are connected to the property

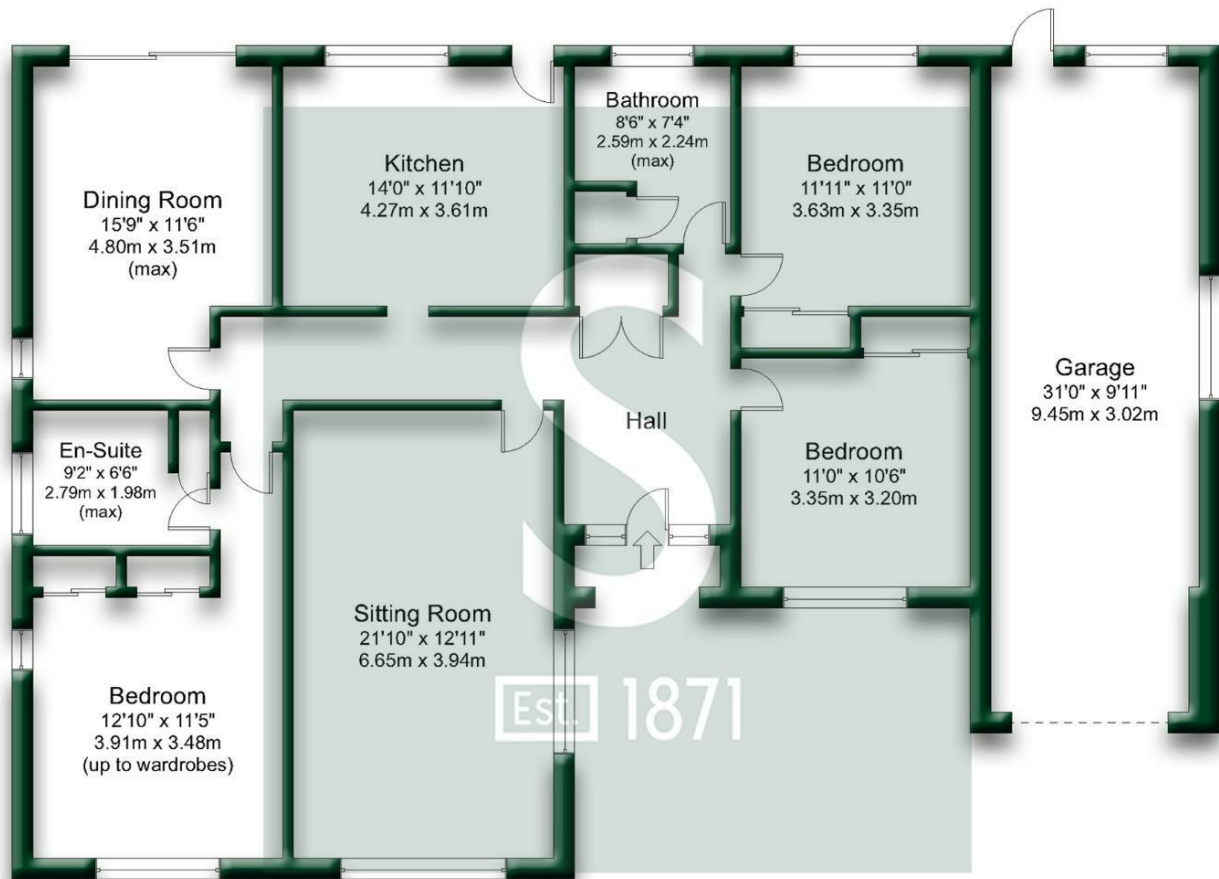
Tenure

We have been informed by the Vendor that the property is freehold.

Council Tax & Postcode

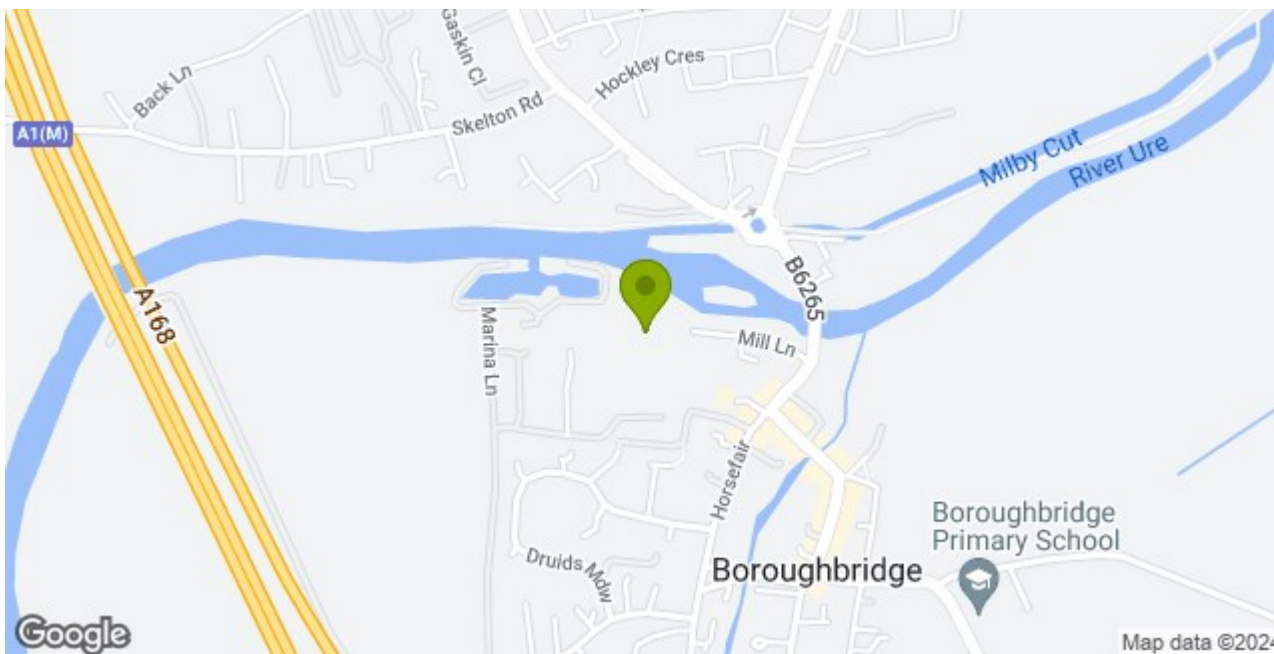
This property is within North Yorkshire Council and the tax band is F. The property's postcode is YO51 9LH.





Gross internal floor area excluding Garage (approx.): 132.2 sq m (1,423 sq ft)

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