



New Row, Boroughbridge Guide Price £375,000

A beautifully presented and surprisingly spacious 2 bedroom period town residence located within the heart of Boroughbridge and featuring extended ground floor living space and a fabulous 150' long rear garden.

*** NO ONWARD CHAIN ***

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Inside

An entrance lobby with period latch doors leads off into a spacious sitting room with marble fireplace, wood burning stove and access down into a cellar (12'6" x 7'0") via a flight of stone steps, with a 6'6" maximum head height and both light and power connected. Also off the entrance lobby is a sensibly sized study and an inner hallway leading through to the dining kitchen boasting an impressive range of floor to ceiling storage cupboards.



The stunning 29'8" long dining kitchen and living room features timber flooring and generous storage, complemented by an expansive central island, integrated appliances, bi-folding doors off the dining area and cloakroom/wc.

A period latch door and painted timber staircase off the sitting room leads up to the first floor landing and 1 double bedroom with fitted wardrobes and period fireplace, 1 generous single bedroom and a stylish bathroom with underfloor heating, heated towel rail, bath and separate walk-in shower.



Other internal features of note include a gas fired central heating system, double glazing and a drop down ladder off the landing allowing access up into a useful attic room.

Outside

The delightful west facing rear garden extends to around 150' in length and leads down to the River Tutt on the rear boundary. The garden has been landscaped to feature paved and shingled seating areas, lawn, timber built garden store and a kitchen garden area with raised veg beds. It should also be noted that there is a gated pedestrian right of way across the rear of the neighbouring property allowing access out on to New Row.



Energy Efficiency

The property's current energy rating is C (70) and has the potential to be improved to an EPC rating of B (82).

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

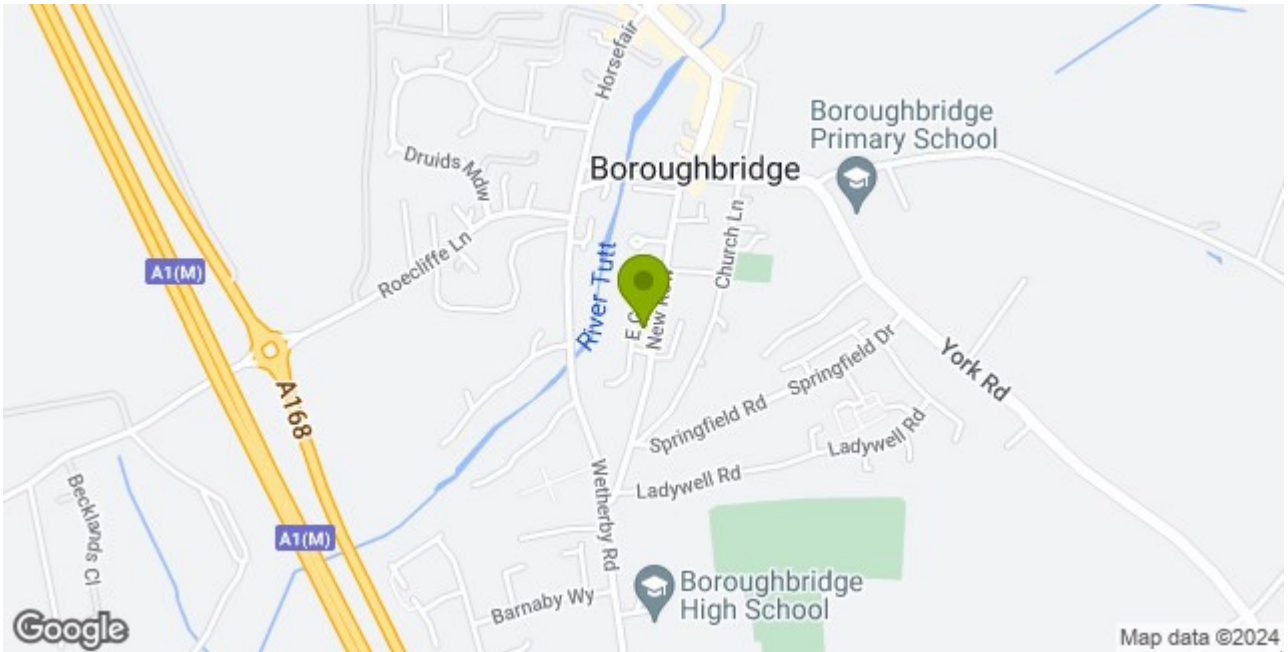
This property is within North Yorkshire Council and the tax band is C.



New Row, Boroughbridge, York, YO51 9AX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1284 SQ FT / 119.32 SQ M - (Excluding Cellar)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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