

Cygnets Mews, Boroughbridge £285,000

A fabulous 3 bedroom townhouse in a delightful mews within walking distance of Boroughbridge's bustling High Street. Features include a principal bedroom with en-suite shower room, and a low maintenance, no lawn mower needed "lock up and leave" exterior.

*** NO ONWARD CHAIN ***

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Inside

A reception hall with cloakroom/wc leads off into a spacious sitting room with feature fireplace and a tastefully appointed kitchen with a range of base and wall storage cupboards with integrated appliances, complemented by a useful utility room leading off.

The first floor landing leads off into a principal bedroom with fitted wardrobes and en-suite shower room, 2 further bedrooms and a bathroom with a shower over the bath.



Other internal features of note include double glazing and a gas fired central heating system to radiators.

Outside

Externally there is an allocated parking space at the front of the property.

To the rear of the property there is a covered paved area and a wonderful elevated decked seating area with access off the first floor landing with a raised flowerbed border and a wooded backdrop.



Energy Efficiency

The property's current energy rating is C (77) and has the potential to be improved to an EPC rating of B (89).

Services

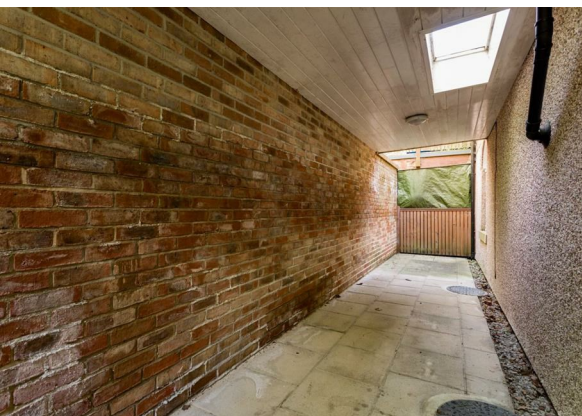
We have been informed by the Vendor that all mains services are connected to the property.

Tenure

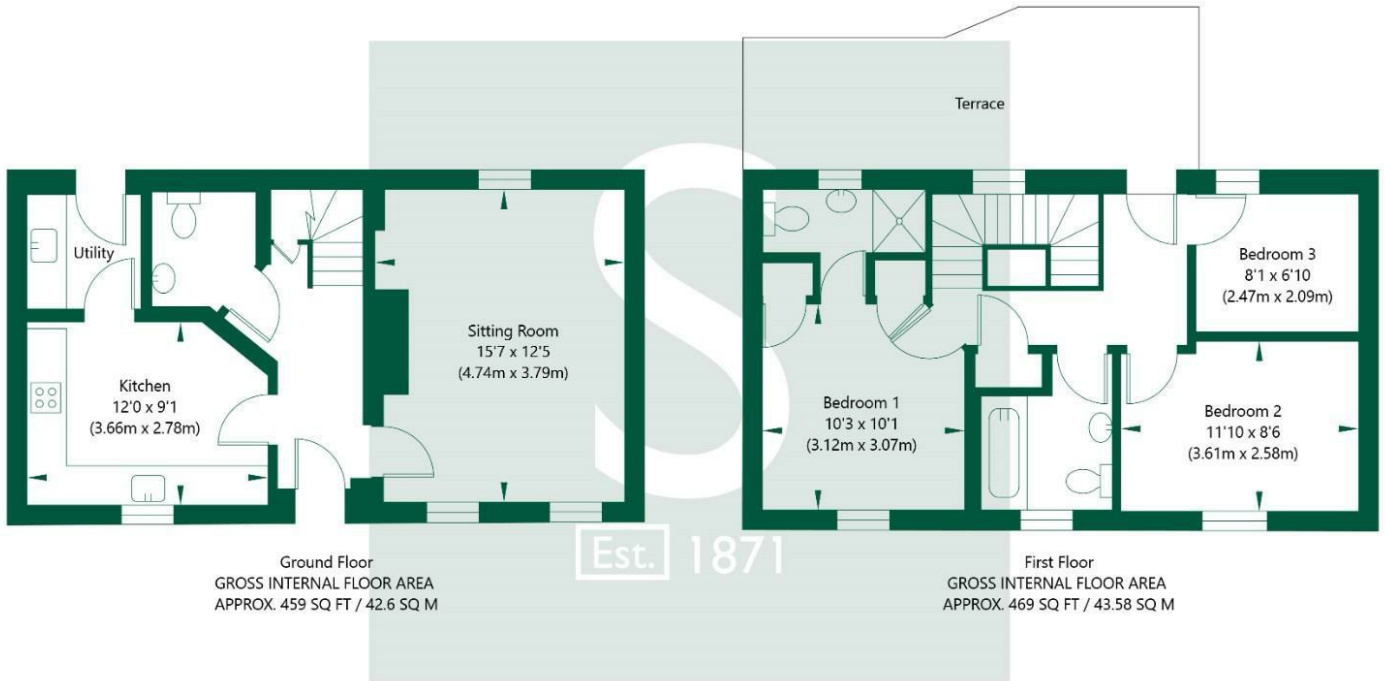
We have been informed by the Vendor that the property is freehold.

Council Tax

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



Cygnets Mews, Boroughbridge, YO51 9FH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 928 SQ FT / 86.18 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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