



Station Terrace, Boroughbridge Guide Price £320,000

A surprisingly spacious 2 bedroom double fronted cottage featuring a large sitting room, dining kitchen, en-suite shower room off the main bedroom, period styled bathroom and 2 versatile loft rooms complemented by a delightful south west facing rear garden.

*** NO ONWARD CHAIN ***

Follow Stephenson's on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for [stephensons1871](https://www.stephensons1871.com).



Inside

The ground floor living accommodation on offer includes a 21'11" (6.69m) long sitting room with an exposed ceiling beam, rustic redbrick fireplace with gas fired stove (currently disconnected and not tested) and double glazed doors opening out into the rear garden. The 21'7" (6.58m) long dining kitchen features timber flooring in the dining area and timber worktops in the kitchen complemented by a range of base and wall storage cupboards, freestanding appliance space, useful under stairs storage recess, and a door out into the rear garden.



The first floor landing leads off into a generous main bedroom with fitted wardrobes with en-suite shower room, 1 further double bedroom and a bathroom with a tiled floor and a period style freestanding bath tub. Also off the first floor landing is a fixed timber ladder which allows access up into 2 versatile loft rooms.

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

Outside

Parking is "on street" in front of the cottage, there is storage space to the side and the delightful split level rear garden enjoys a south west facing aspect and has been landscaped to provide paved seating areas, a small pond and meandering shingle pathways through a host of maturing shrubs and small trees.



Energy Efficiency

The property's current energy rating is D (57) and has the potential to be improved to an EPC rating of B (81).

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 D.



Station Terrace, York, YO51 9BU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1229 SQ FT / 114.25 SQ M - (Excluding Loft Space)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2024



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

