Stephensons











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 Stephensons 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.

stephensons4property.co.uk Est. 1871











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, I 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.

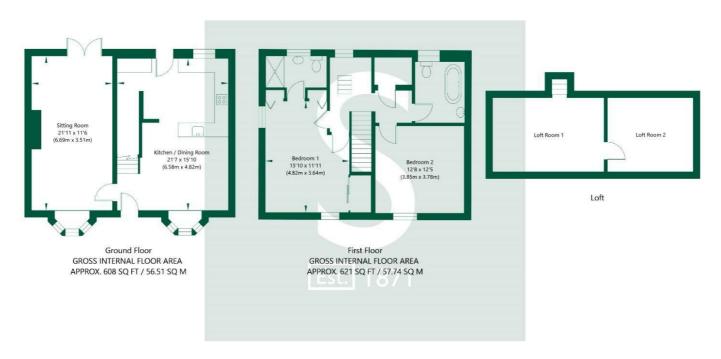
Tenure

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.

stephensons4property.co.uk Est. 1871



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



F

5

Est. 187



(RICS J C Drewniak BA (Hons)

O J Newby MNAEA

01423 867700

01757 706707

01423 324324

01347 821145

01904 489731

01904 809900

Knaresborough

Boroughbridge

York Auction Centre

stephensons4property.co.uk

Easingwold

Selby

Haxby

I E Reynolds BSc (Est Man) FRICS

N J C Kay BA (Hons) pg dip MRICS

J E Reynolds BA (Hons) MRICS

R L Cordingley BSc FRICS FAAV

R E F Stephenson BSc (Est Man) MRICS FAAV