



The Terrace, Boroughbridge Guide Price £220,000

**** 3 DOUBLE BEDROOMS ****

A period town house which has been well maintained offering spacious 3 storey living accommodation and featuring a superb loft conversion, spacious lounge and private rear garden.



Accommodation

An ideal opportunity for young families and first time buyers to acquire this well appointed three storey town house within short distance of the market town of Boroughbridge and offers quick and easy access to the A1 motorway. Internally the property is entered at the front via a reception porch which leads through into a spacious sitting room which is the property's principal reception room. The sitting room features a brick built fireplace with a cast iron stove set on a stone hearth. There is a television aerial point and feature striped pine flooring.



Beyond the sitting room is the property's kitchen which has a range of built-in base units to three sides with laminated worktops and circular stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the kitchen is a built-in electric oven with four point gas hob unit and brushed stainless steel extractor canopy. There is plumbing for an automatic washing machine and ample space for a freestanding fridge freezer unit. A staircase leads to the first floor accommodation with an understairs breakfast bar. The kitchen features an exposed beam ceiling and tiled flooring.



The ground floor accommodation is completed by a modern house bathroom having a low flush WC, pedestal wash hand basin and inset panelled bath with Waterfall shower attachment and full height tiled splashbacks. The property features two first floor double bedrooms, the main bedroom of which is located at the front of the house, having twin double fronted built-in wardrobes.

Bedroom two is located at the rear and has a built-in over stairs cupboard with both bedrooms benefiting from radiators and double glazed casement windows.

One of the main features of the property is the skilfully converted loft providing a third double bedroom in addition to a dormer window and radiator.

The property benefits from both uPVC framed double glazing and gas central heating throughout.



To The Outside

The property is accessed directly off Kirby Hill, having a stepped access onto a forecourted front garden.

The property's rear garden is set across two levels, having a concrete patio which provides ample space for garden furniture.

There is stepped access onto a second gravel patio with herbaceous borders and fenced boundaries. A brick built garden store provides useful external storage which is included within the sale.

Energy Efficiency

The property's current energy rating is D (67) and has the potential to be improved to an EPC rating of B (86).

Council Tax

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

Agents Note

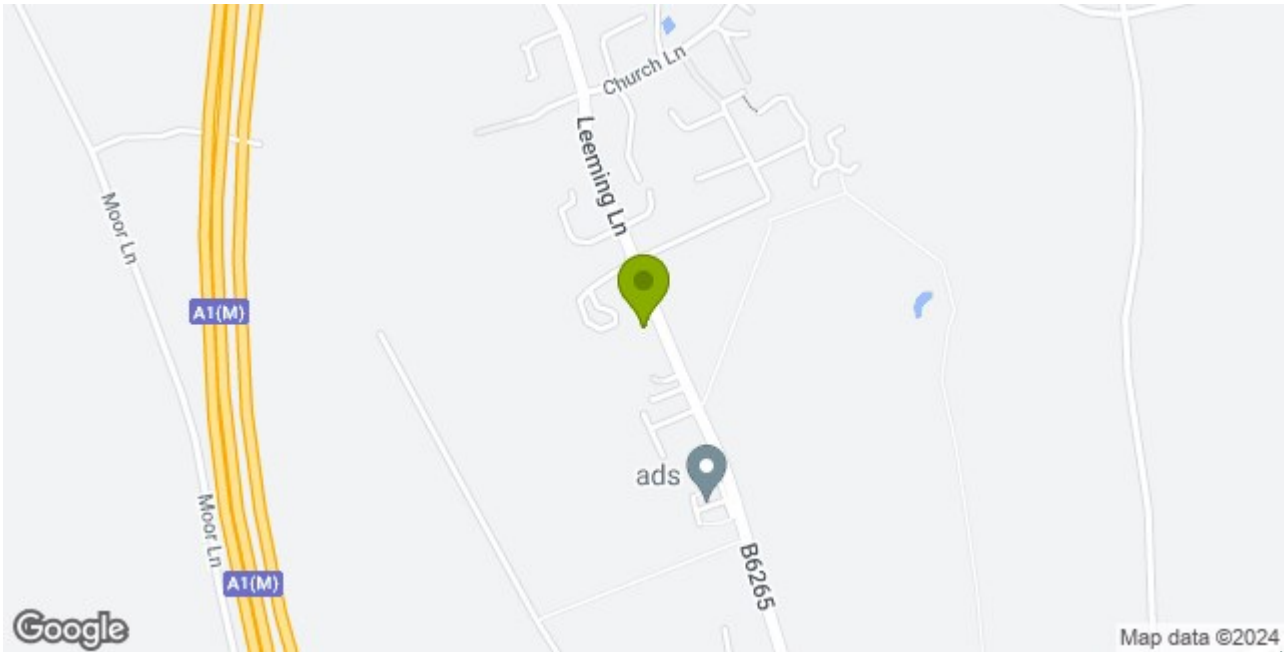
The property currently has an agreement in place with the rear landowner allowing for an allocated off street parking space. The cost per annum is £30.



The Terrace, Boroughbridge, YO51 9DQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 762 SQ FT / 70.78 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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