



Mill Lane, Boroughbridge Guide Price £525,000

A fabulous 4 bedroom detached riverside property with fishing rights, located within walking distance of Boroughbridge's town centre and enjoying enviable views across the River Ure and delightful gardens that provide a stunning platform to observe the vibrant riverside wildlife that includes kingfishers, herons, otters and leaping salmon.

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Inside

A reception hall with cloakroom/wc leads off into a formal dining room and a 22'8" (6.91m) long dual aspect sitting room with open fire and sliding double glazed doors providing rear garden and riverside views. The bespoke oak fitted kitchen/breakfast room features granite worktops, generous storage and an integrated touch control hob and double oven complemented by rear garden views, Chesney hole-in-the-wall fire and a useful utility room and a study/snug leading off.



The first floor landing leads off into a master bedroom with en-suite bathroom, fitted wardrobe, river views and access out onto a fabulous balcony, guest bedroom with fitted wardrobes, river views and a 2nd en-suite bathroom, 2 further double bedrooms (both with fitted wardrobes) and a shower room.

Other internal features of note include gas fired central heating to radiators, double glazing and glorious river views from all rooms bar the study and the 2 smaller bedrooms.

Outside

Externally a driveway provides parking and access to an attached double garage (18'0" x 16'6") with remote control door.

The delightful gardens and grounds are protected by effective flood defences and provide an expansive paved seating area and a lawned garden to the side with gated access to around 55 yards (50m) of riverbank with stunning views and the benefit of both game and course fishing rights.



Energy Efficiency

The property's current energy rating is C (72) 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.

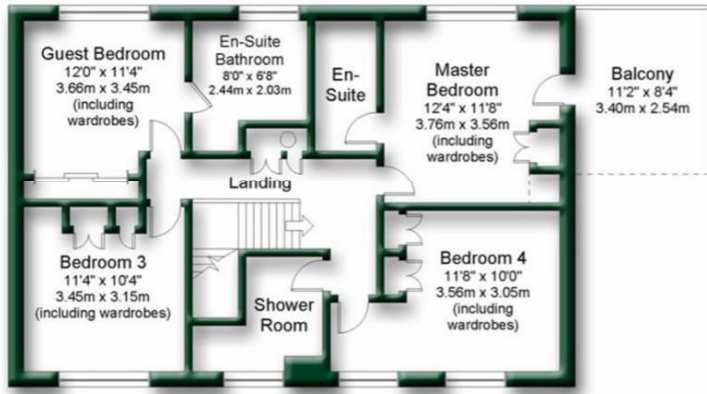
Tenure

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

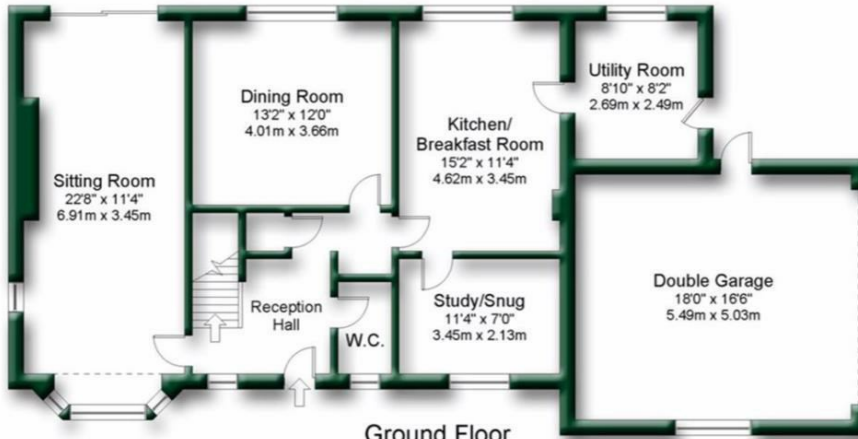
Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is G. The property's postcode is YO51 9LH.



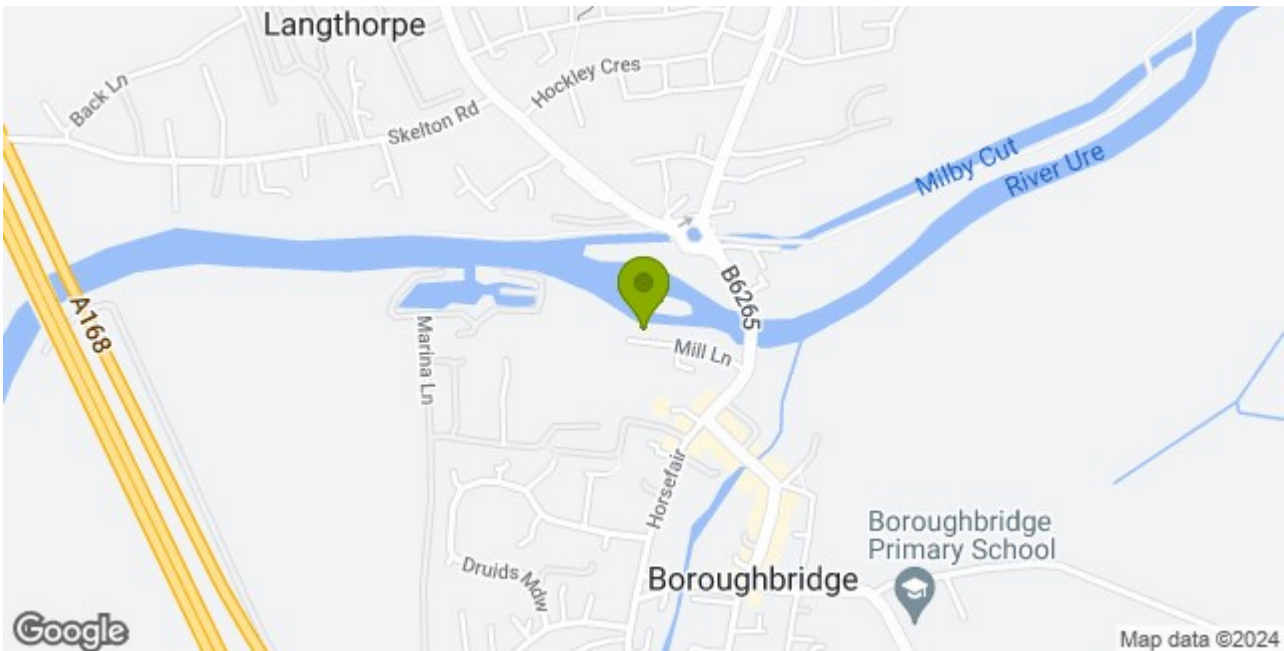


First Floor



Ground Floor

Gross internal floor area excluding Double Garage and Balcony (approx.): 157.1 sq m (1,691 sq ft) Not to Scale. Copyright © Apex Plans.



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- J F Stephenson MA (cantab) FRICS FAAV
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- 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

