



Church Mews, Boroughbridge Guide Price £230,000

**** NO ONWARD CHAIN ****

Conveniently located within walking distance of Boroughbridge's High Street, this two bedroom mid-terraced property featuring a conservatory and a single garage, is being offered for sale with no onward chain and vacant possession.



Foreword

A great opportunity to acquire a two bedroom mid-terraced property in need of some light cosmetic updating, which is centrally positioned within this small cul-de-sac of ten, and offers great access to Boroughbridge's Town Centre, with only a three minute walk to the historical Grade II listed Market Well.

Accommodation

The property is entered through a double glazed door into an reception hall with laminate flooring running through, a staircase with spindle balustrade and handrail lead up to the first floor accommodation. The reception hall includes the fuse box, a useful built in under stairs storage cupboard, mounted thermostatic control panel, recessed ceiling down lighters, and radiator.



Leading off the hall and to the rear of the property there is a well proportioned principal reception room which features a fitted gas fire with back boiler, double radiator, coved cornices, and a TV aerial point. There is also access into the timber built conservatory through sliding wooden double glazed doors, and the conservatory has a single radiator and a uPVC double glazed door opening out onto the courtyard beyond.



The kitchen is at the front of the property and is also accessed from the main hall, it has a range of built-in base units to three sides with laminate worktops, and inset stainless steel sink and drainboard. There is also a range of matching high and low level storage cupboards with ceramic tiled splash backs. Included is a built-in Beko electric oven and grill with a 5 point gas hob, brushed stainless steel extractor canopy, integrated fridge and freezer unit, dishwasher, and plumbing for a washing machine. Additionally, there is a double radiator, ceiling down lighters and laminated flooring.



To the first floor the landing with ceiling down lighters, leads off to two double bedrooms, with the main bedroom being located to the front of the property with two fitted wardrobes and a radiator. Bedroom 2 is to the rear of the property and features one fitted wardrobe and loft hatch access. The house bathroom with vinyl flooring and full height tiled splash backs has a low flush WC, wash hand basin, and inset panelled bath with wall mounted Mira shower attachment. The bathroom also has an airing cupboard which houses the hot water cylinder and electric immersion heater.

To The Outside

Accessed directly off Church Mews onto a block paved driveway providing off street parking, which leads onto a flagged patio with an outside water tap.



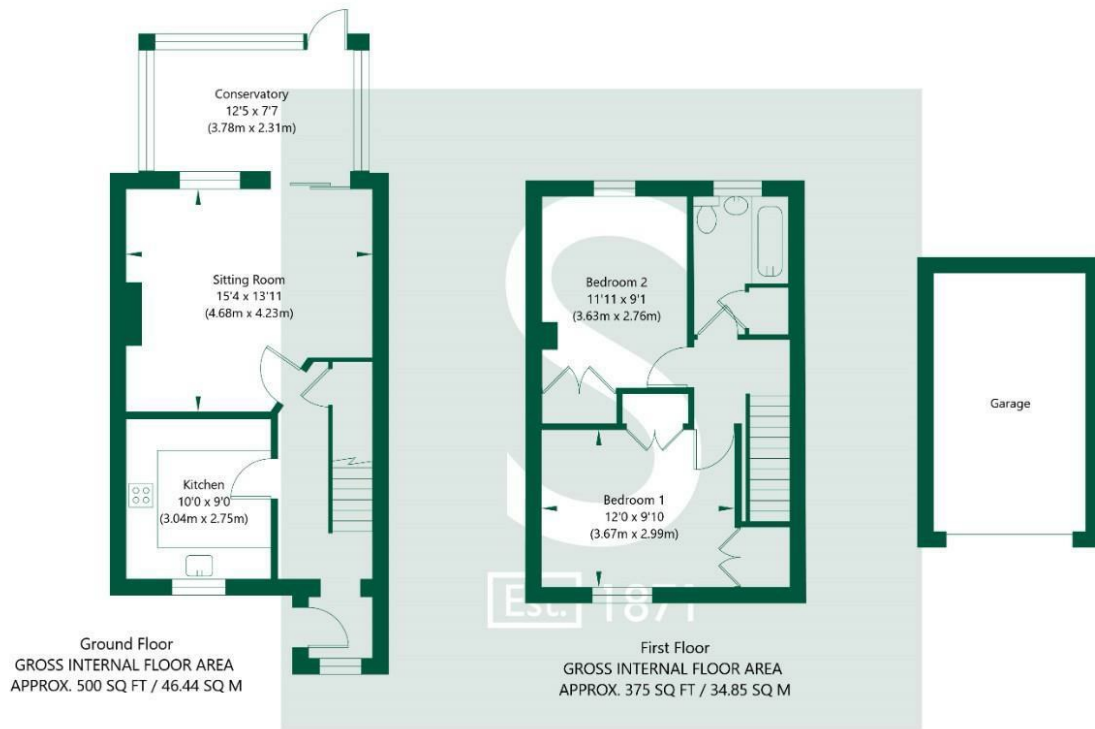
The property's rear garden is low maintenance in nature, being made up of a mix of patio flags and block paving, with walled and fenced boundaries.

Included in the sale is a single garage measuring 16'7" x 8'7" (5.05m x 2.62m), which has an up and over garage door. Leading up to the garage is a block paved hard standing providing further off street parking.

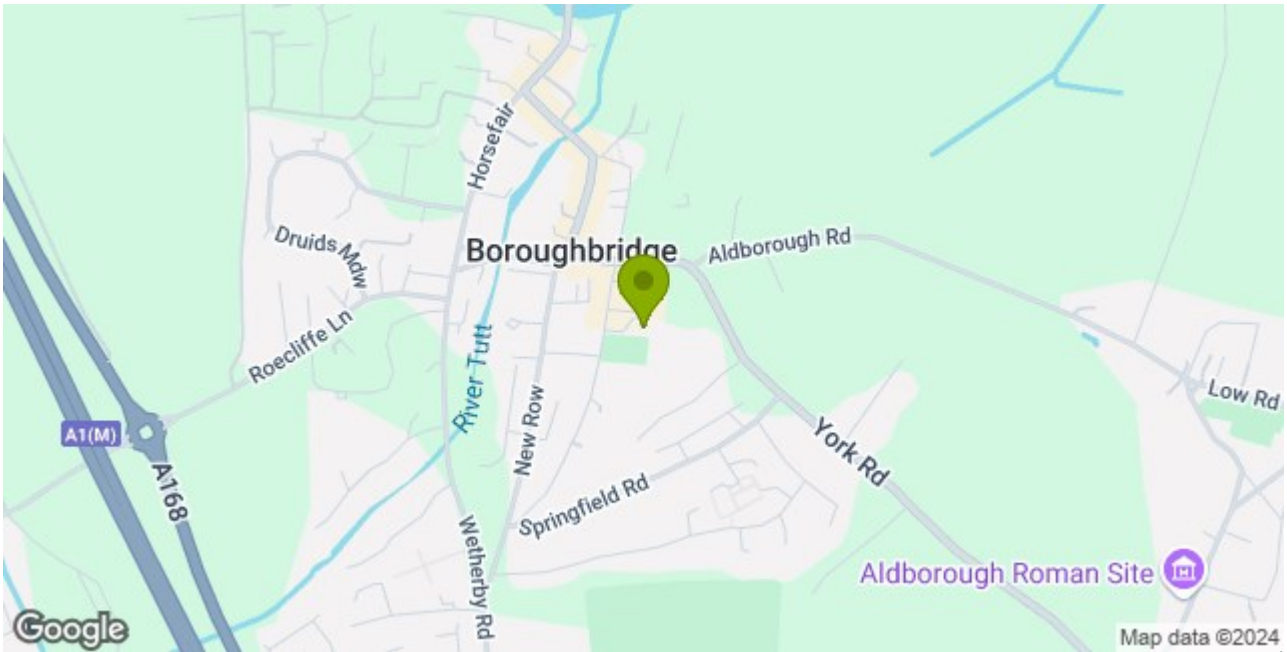
Energy Efficiency

The property's current energy rating is D (68) and has the potential to be improved to an EPC rating of B (88).

Church Mews, Boroughbridge, York, YO51 9NZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 875 SQ FT / 81.29 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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