



## East Gate, Boroughbridge Guide Price £175,000

\*\*\* FIRST TIME BUYER & INVESTOR OPPORTUNITY \*\*\*

A 2 bedroom semi-detached house requiring a comprehensive programme of modernisation and upgrading, with a brick built outbuilding and being offered for sale with no onward chain.



## Foreword

A 2 bedroom semi-detached property within a 5 minute walk to Boroughbridge's High Street, which is certain to be of interest to property investors and DIY enthusiasts, as it offers a great opportunity for a buyer to upgrade, modernise and restyle the property to their taste. The property includes a brick built outbuilding and is being offered with vacant possession and no onward chain.

## Accommodation

The property is accessed via a uPVC panelled door into an entrance hall with single radiator, which has both a quarter turn staircase and the sitting room leading off.



The sitting room offers a gas fireplace with brick surround and stone flagged hearth, between two built in arched alcoves. A low brick wall extends from the fireplace across the length of the sitting room to provide shelving beneath the aforementioned alcoves, there is an additional arched alcove on the opposite wall, a deep under stairs storage cupboard houses the gas boiler. The sitting room includes a double radiator and uPVC double glazed windows to the front.

Leading off the sitting room is the kitchen/dining room which features matching high and low level storage cupboards which are dated in nature and includes a stainless steel sink and dish drainer, and space for a freestanding appliance. The kitchen includes a single radiator, uPVC double glazed windows and a uPVC stable style door leading out to the rear courtyard beyond.



The upstairs rooms lead off from the landing with loft hatch above, the principal bedroom is located at the front of the property and features fitted wardrobe space with mirrored sliding doors and storage cupboards to both sides, with a further storage cupboard on the opposite side. The principal bedroom includes a double radiator and uPVC double glazed windows to the front.

Bedroom 2 is located at the rear of the property and features a full height storage cupboard, formerly housing the hot water cylinder, and includes uPVC double glazed windows.



The spacious house bathroom with full height ceramic tiled splash backs to all walls, features a low flush WC, wall mounted wash hand basin and wet room style shower. The bathroom includes a heated towel rail, radiator, and a uPVC double glazed window.

## To The Outside

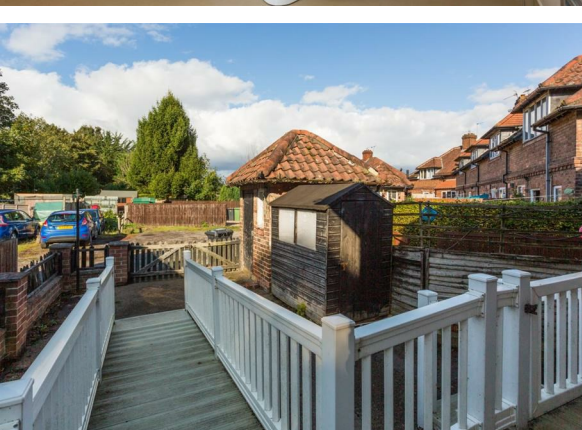
To the front of the property there is a line of stone flags and parallel to this is a shared concrete footpath separating the property from the front lawned area with mature herbaceous border.

To the side of the property is a timber gate providing access onto a concrete path which extends to the rear courtyard, which is enclosed with a low brick wall, wooden fencing, double entrance gates, and a brick built outbuilding. A uPVC ramp and stairs give access to the back door, and included in the sale is a timber built shed.

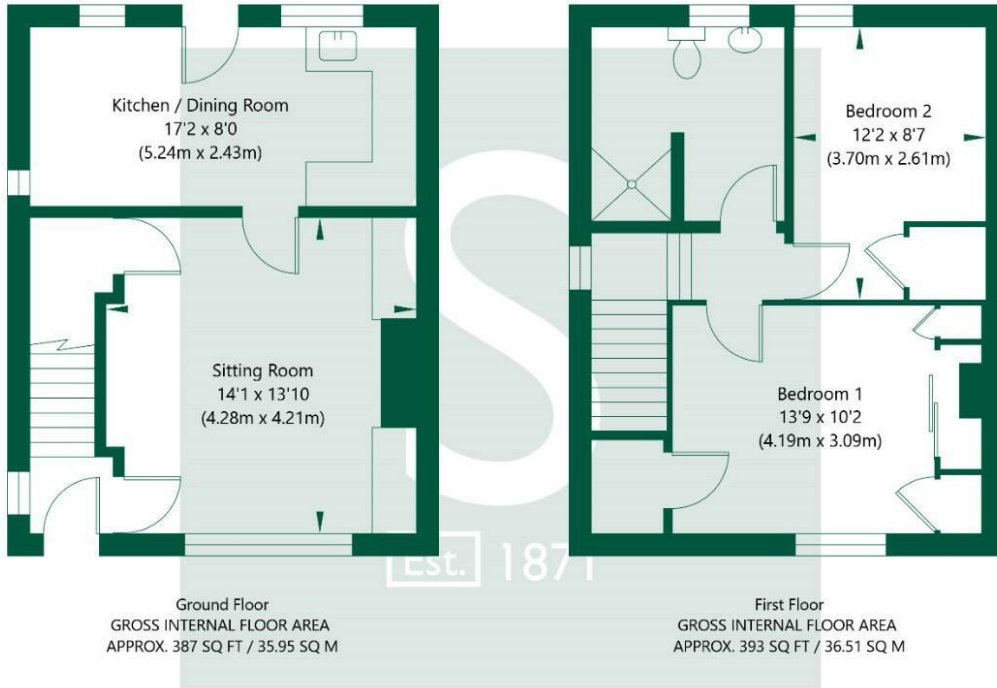
Vehicular access is found to the rear of the property via a gravelled lane which leads to an off road parking space.

## Energy Efficiency

The property's current energy rating is D (59) and has the potential to be improved to an EPC rating of B (85).



East Gate, Boroughbridge, YO51 9AY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 780 SQ FT / 72.46 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**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

