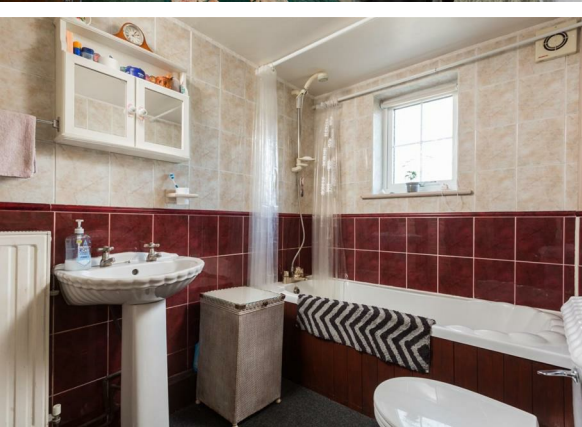




East Gate, Boroughbridge Guide Price £240,000

EXTENSIVE CORNER PLOT

Positioned within walking distance to the high street is this three bedroom end terrace cottage situated on a fabulous corner plot with wrap around gardens and scope to extend subject to necessary planning permission.



Property

The property is entered via a uPVC door into the hallway which has stairs leading up to the first floor.

The sitting room is located off the hallway and is of a good-size with a uPVC window allowing light to flow into the room. Positioned centrally is a feature open fireplace complete with tiled hearth and timber surround which acts as the focal point of the room.

The kitchen is located towards the rear of the property and has a combination of base and wall timber storage units with laminate preparation surfaces, incorporating a 1 ½ bowl sink with drainer. There is an integrated oven/grill and 4 ring gas hob as well as space for a fridge and washing machine. To the rear elevation is a uPVC door leading out to the driveway.

The property has a convenient downstairs bathroom which is fully tiled and comprises a three-piece suite including a shower over the bath, WC and wash hand basin. There is also a generous storage cupboard which houses the gas boiler.

To the first floor are three well-proportioned bedrooms, with bedroom one being a spacious double with recessed storage space.

To the outside, the property sits on a fantastic plot with mature wrap around gardens which are predominantly laid to lawn with established apple and plum trees. There is a good-sized raised brick paved terrace which enjoys pleasant views of the garden and its surroundings.

The property is located towards the end of East Gate and has a timber gated entrance leading to a brick paved drive for multiple vehicles. There is also a brick built storage shed, greenhouse and timber summerhouse.

Energy Efficiency

The property's current energy rating is D (65) and has the potential to be improved to an EPC rating of B (84).

Useful Information

Tenure: Freehold

Services/Utilities: All mains services are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

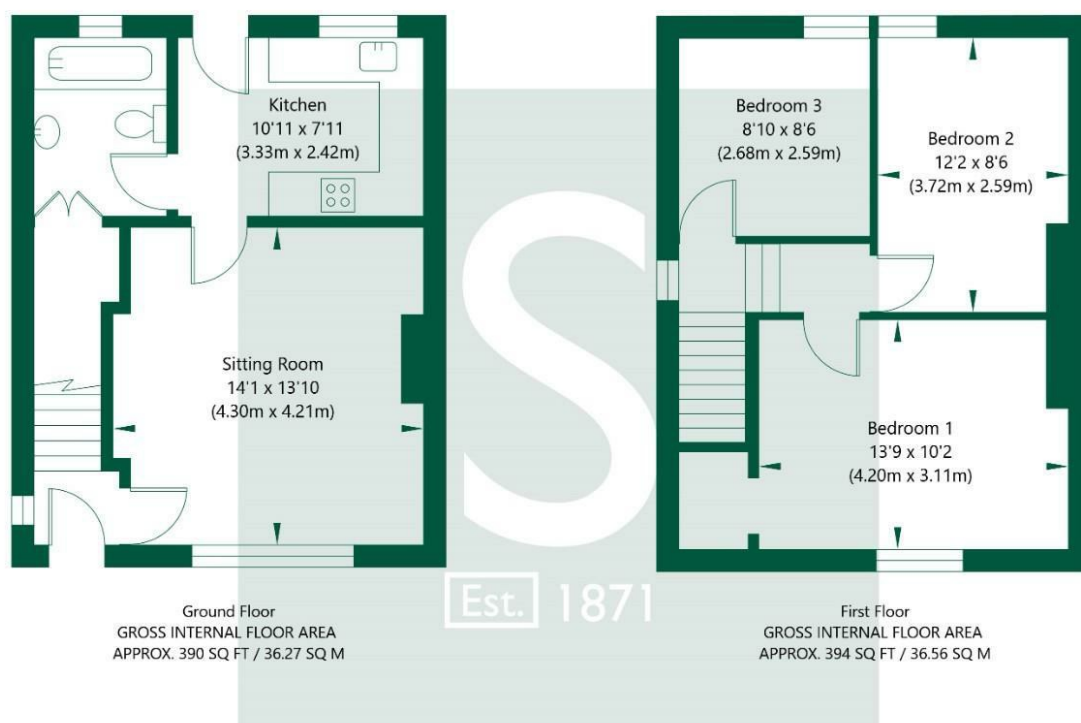
Council Tax: B - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

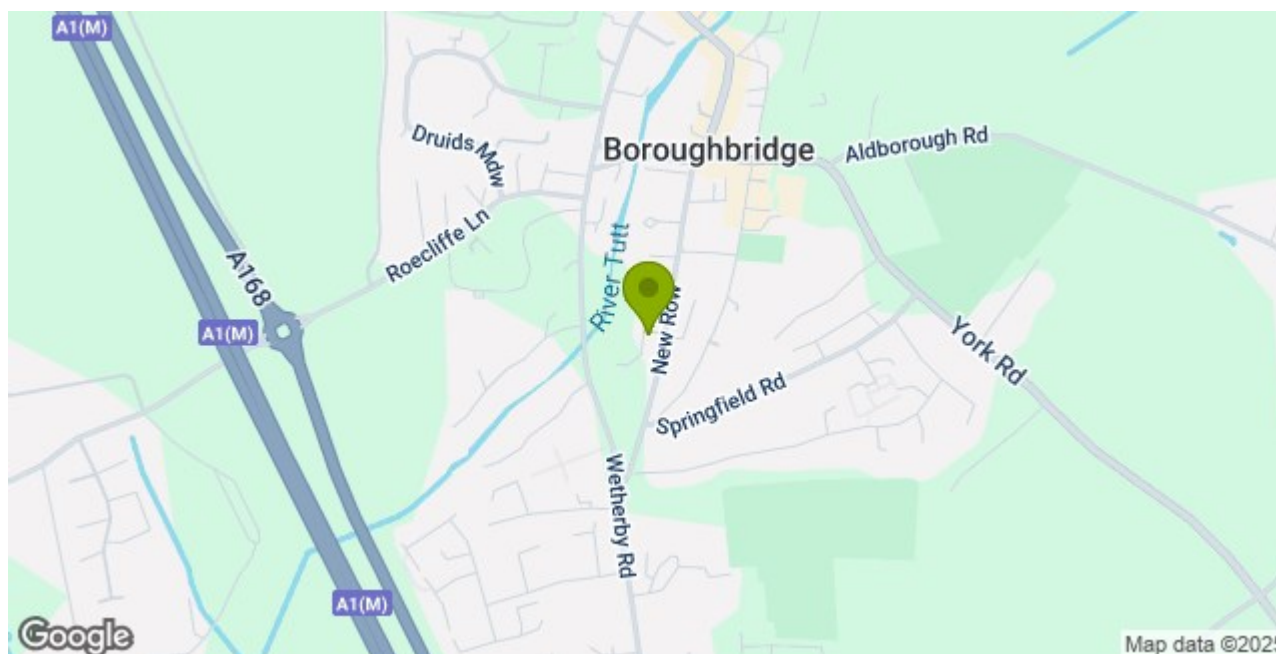
*Download speeds vary by broadband providers so please check with them before purchasing.

Agent Note - The Plan listed within this marketing is strictly for illustrative purposes only and gives guide to the properties boundaries.

30 East Gate , Boroughbridge, YO51 9AY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 784 SQ FT / 72.83 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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