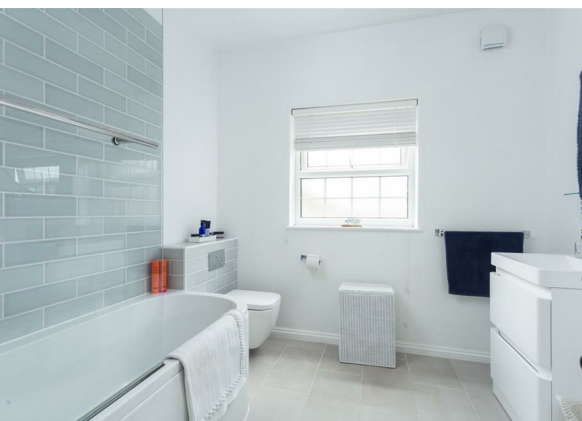




Horsefair, Boroughbridge Guide Price £525,000

*** PERIOD COTTAGE WITH OUTBUILDINGS ***

A fabulous period cottage with three double bedrooms in this highly popular location within walking distance to Boroughbridge's local amenities. The property has been thoughtfully and sympathetically extended and offers a fine balance of modern fittings and original features.



Accommodation

The property is accessed via a timber door into the entrance hall which leads through into the sitting room.

The sitting room is spacious in size and has a sash window to the front elevation with fitted shutters allowing light to flow into the room. There is a feature cast iron open fireplace with tiled hearth acting as a focal point of the room.

There is a further reception room, again with sash window and shutters, which is currently used as a garden room but could easily be used as a dining room or playroom. The room has a multi-fuel burning stove with stone tiled hearth and timber mantle with bi-folding doors which lead out to the rear garden.

The kitchen has a combination of base and wall units offering ample storage space with laminate preparation surfaces incorporating a modern 1 & 1/2 sink with drying area. There is a Cannon gas cooker with 4 point hob over and new extractor hood. There is a feature original cast iron range as well as stylish tiled flooring and a stable door leading out to the garden.

Accessed off the kitchen is a good sized utility room which again has an access door leading out to the garden. The utility has a sink with drying area and storage units as well as space for washing provisions and an American style fridge/freezer.

To the end of the utility is a downstairs shower room which includes a large dual head corner shower cubicle, low flush WC, wash hand basin with mixer tap and heated towel rail.

Stairs from the entrance porch lead up to the first landing. The property has three well proportioned double bedrooms with bedroom one and two both having fitted storage space. Bedroom three is located towards the rear of the property and is again double in size.

The house bathroom is contemporary in design and comprises a three-piece suite including bathtub with waterfall shower over, WC, vanity hand wash basin and heated towel rail.

To The Outside

The property has an enclosed walled rear garden which is low maintenance in design with raised well maintained beds, a variety of patio areas and three silver birch trees.

There are double timber gates leading to a stone pebble driveway providing off street parking for multiple vehicles. At the end of the driveway is a brick built garage with 'up and over' door and power/lighting within.

There are also two large adjoining brick outbuildings both of which provide ample storage space and have power connected. One of which has been skillfully partitioned to create a home office working area.

Energy Efficiency

The property's current energy rating is D (62) and has the potential to be improved to an EPC rating of C (80).

Additional Information

Tenure: Freehold

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

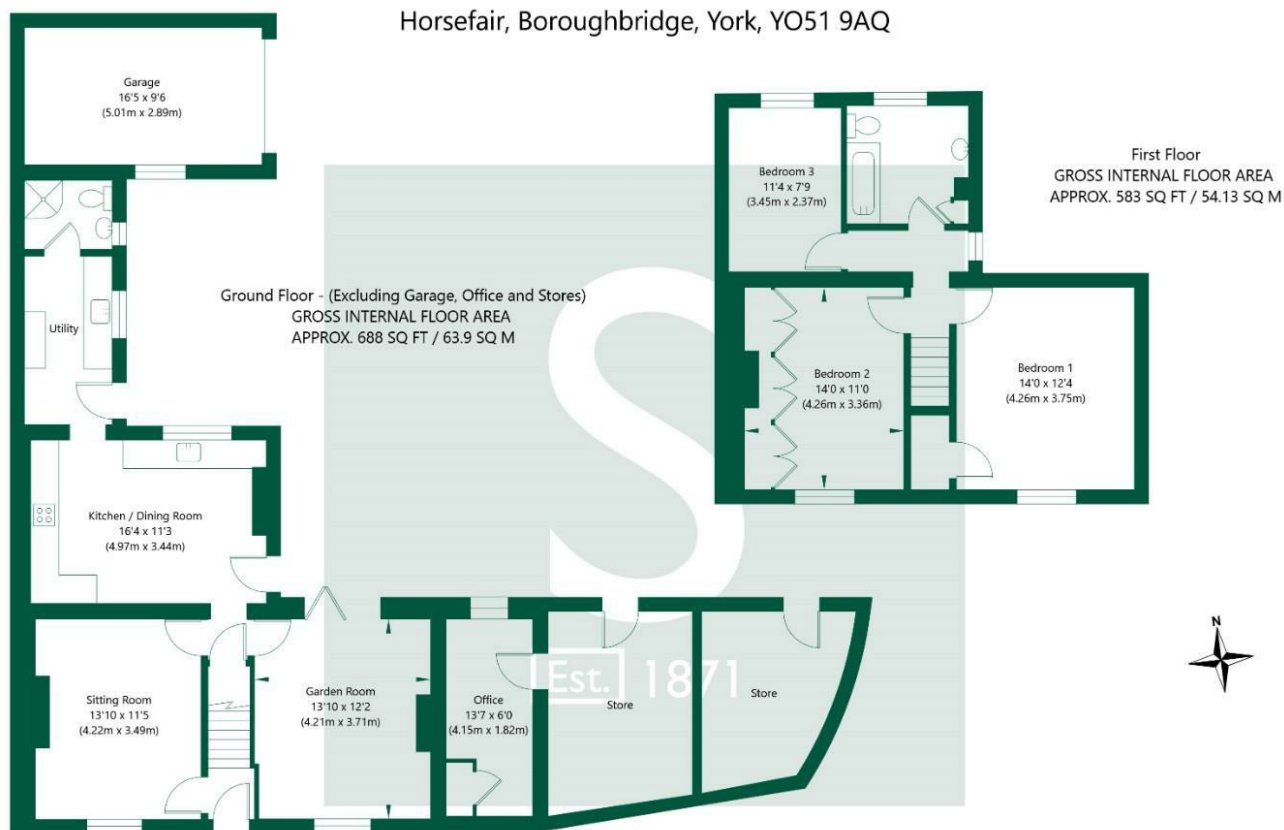
Broadband Coverage: Up to 76* Mbps download speed

Council Tax: D - North Yorkshire Council

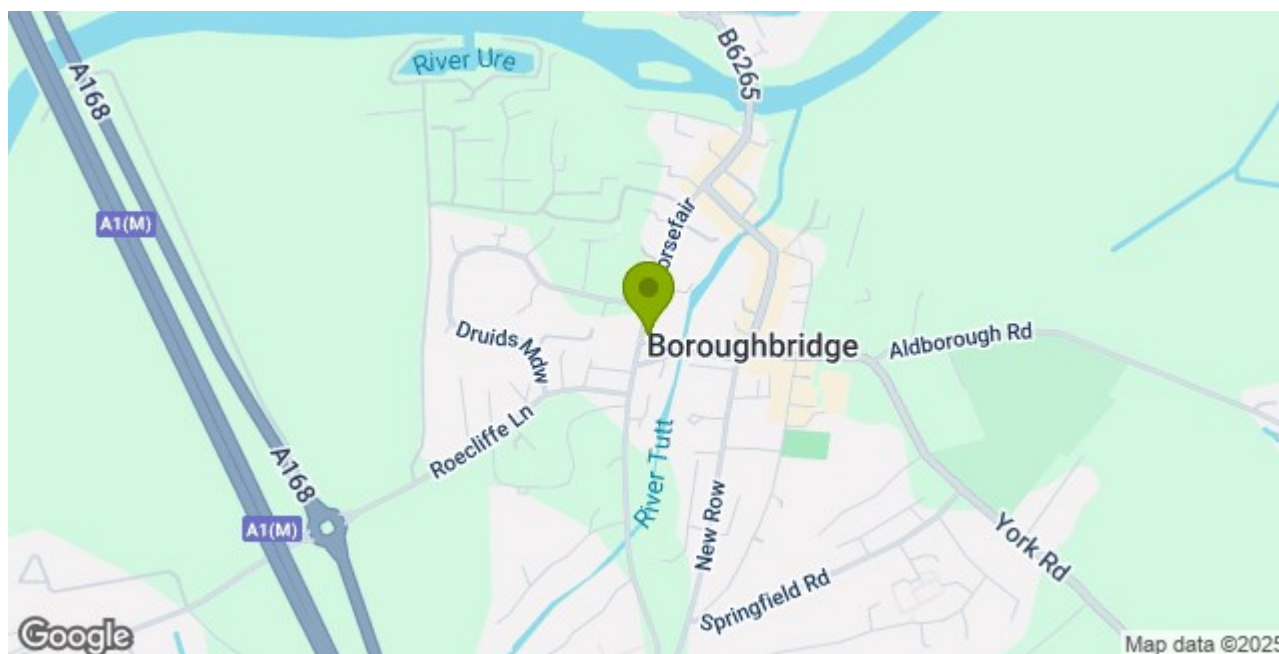
Current Planning Permission: No current valid planning permissions

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

Horsefair, Boroughbridge, York, YO51 9AQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1271 SQ FT / 118.03 SQ M - (Excluding Garage, Office and Stores)
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1793 SQ FT / 166.51 SQ M - (Including Garage, Office and Stores)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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