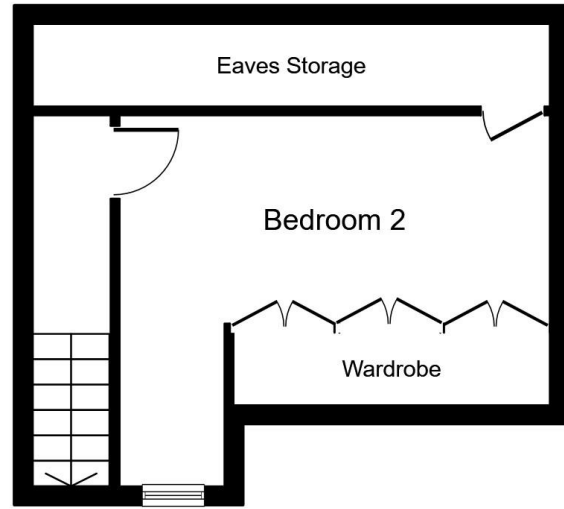


First Floor



Second Floor

NOT TO SCALE For layout guidance only



Boroughbridge ~ 8 Minerva Court, YO51 9PB

A spacious two-bedroom duplex apartment with delightful riverside views, conveniently located within walking distance of the town centre. A delightful retirement development exclusively for the over 55's, offered for sale with vacant possession.

- Independent access and entrance lobby
- Fitted kitchen with integrated appliances
- Living room with riverside views
- Two double bedrooms
- Gas central heating and double glazing

£120,000 PRICE REGION FOR THE LEASEHOLD



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
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All-round excellence, all round Wetherby since 1950

BOROUGHBRIDGE

Boroughbridge lies on the edge of the Vale of York close to two National Parks, the Yorkshire Dales and the North York Moors. It is convenient for Ripon, Harrogate and York as well as the A1(M) connecting to Leeds and the wider motorway network. York and Thirsk railway stations provide regular, mainline connections to London Kings Cross.

DIRECTIONS

From the centre of town proceed over the bridge towards Langthorpe and Minerva Court is on the right hand side, the property being identified by a Renton & Parr for sale board.

THE PROPERTY

An internal inspection is strongly recommended to appreciate this surprisingly spacious two bedroom first and second floor duplex apartment, conveniently located close to the town centre with delightful riverside views.

The property benefits from gas fired central heating, double glazed windows and in further detail comprises :-

GROUND FLOOR

PRIVATE ENTRANCE HALL

Private entrance hall and staircase to first floor.

LANDING

With linen cupboard having radiator.

LIVING ROOM

4.67m x 3.02m (15'4" x 9'11")

Double glazed aspect window to rear overlooking the river and bridge towards the town centre.



KITCHEN

2.79m x 2.54m (9'2" x 8'4")

Range of wall and base units including cupboards and drawers, work surfaces, part tiled surrounds, one and a half bowl sink unit and mixer taps, integrated appliances including oven, microwave, hob and hood, washing machine, fridge and freezer. Radiator, double glazed aspect window, Vaillant gas fired central heating boiler.



SHOWER ROOM

A white suite comprising shower cubicle, pedestal wash basin, low flush w.c., chrome heated towel rail, extractor fan.



BEDROOM ONE

3.53m x 3.02m (11'7" x 9'11")

Including fitted wardrobes, double glazed window, radiator.

SECOND FLOOR

Staircase from the first floor landing to:

LANDING

BEDROOM TWO

4.62m x 2.29m (15'2" x 7'6") widening to 4.06m (13'4")

including fitted wardrobes

Double glazed window, radiator, ceiling cornice, access to useful eaves storage.



TO THE OUTSIDE

Communal lawned area and parking space to be confirmed.



TENURE

Leasehold. The remainder of a 189 year lease from the 1st April 1988. Ground rent is peppercorn. Service charge for 2024 is £1,128

COUNCIL TAX

Band B (from internet enquiry).

SERVICES

We understand mains water, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared April 2024

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |