



10 Mauleverer House , Horsfair, YO51 9AA

Formerly an old coach house this impressive Grade 11 Listed building is conveniently placed in the heart of Boroughbridge and within walking distance of local amenities. We are pleased to offer to the market a well presented one bedroom second floor apartment. The property benefits from a new lease extension, central location close to local amenities, gas central heating, off street parking, good commuter links to A1 and beyond. Briefly comprises: Communal entrance leading to a wide staircase to second floor, front door, entrance hall, kitchen half open to lounge, double bedroom and bathroom. Externally: Communal gardens and off street parking. New lease extension. THIS PROPERTY IS SUITABLE FOR A WIDE RANGE OF BUYERS.

Asking Price £115,000

10 Mauleverer House

, Horsfair, YO51 9AA



- IN AN IMPRESSIVE GRADE 11 LISTED BUILDING
- SEPERATE KITCHEN + LOUNGE
- GAS CENTRAL HEATING
- THIS PROPERTY IS SUITABLE FOR A WIDE RANGE OF BUYERS.
- SECOND FLOOR ONE BEDROOM APARTMENT
- COMMUNAL GARDENS + OFF STREET PARKING
- WITHIN THE HEART OF BOROUGHBIDGE
- NEW LEASE EXTENSION
- CENTRAL LOCATION CLOSE TO ALL AMENITIES
- GOOD COMMUTER LINKS TO A1

MAIN FRONT DOOR

Communal entrance with stairs leading to second floor.

FRONT DOOR / ENTRANCE HALL

Private front door leading into entrance hall with entry phone system, built in storage cupboard, radiator.

LOUNGE

10'5" x 13'5" (3.18 x 4.09)

Wood framed window to front aspect, tv and phone point, double radiator.

KITCHEN

9'11" x 6'3" (3.02 x 1.90)

Half open to lounge with a range of wall and base units with work top

over, stainless steel sink unit with taps, electric cooker point, wall mounted combi boiler, space and plumbing for washing machine, space for under counter fridge, extractor fan, wood framed window to side aspect.

DOUBLE BEDROOM

9'6" x 10'5" (2.90 x 3.18)

Wood framed window to front aspect, double radiator.

BATHROOM

White suite comprising: Panelled bath with overhead Mira Zest electric shower, wall mounted basin and taps, low level W.C., radiator, extractor fan.

EXTERNALLY

COMMUNAL GARDEN

Low maintenance communal garden.

PARKING

Communal parking area providing off street parking.

AGENTS NOTES

Grade 11 Listed

Council Tax Band A.

Service charge £85.00 per calendar month.

Lease Details: 953 years remaining.

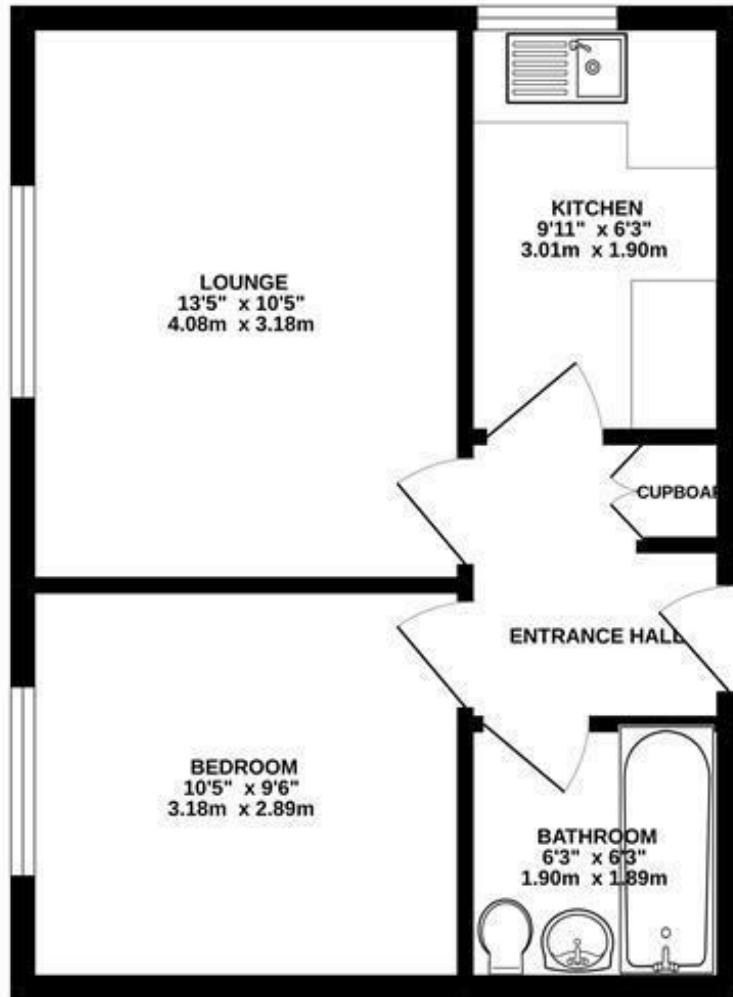


[Directions](#)



Floor Plan

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 381 sq.ft. (35.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(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

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