



## Flat 9, Bridge End House

Mill Lane, YO51 9LH

A one bedroom apartment set in this popular residential area with great commuter links in a central location and within walking distance of Boroughbridge and local amenities. The property benefits from new double glazed windows and door, light, bright and spacious open plan lounge kitchen dining room with double doors and Juliet balcony, communal garden, large storage room and off street parking. The accommodation comprises: Communal entrance and stairs leading to private front door, entrance hall, lounge open to kitchen, double bedroom and bathroom. Externally: Communal garden, designated car parking space suitable for two cars and a large secure storage room in basement. THIS PROPERTY IS SUITABLE FOR A WIDE RANGE OF BUYERS.

**Asking Price £110,000**

# Flat 9 Bridge End House

Mill Lane, YO51 9LH



- ONE BEDROOM APARTMENT
- CENTRAL LOCATION WALKABLE TO BOROUGHBIDGE
- LIGHT OPEN PLAN LOUNGE KITCHEN DINING
- COMMUNAL GARDENS
- LARGE OFF STREET PARKING SPACE
- SECURE STORAGE ROOM IN BASEMENT
- NEW DOUBLE GLAZED WINDOWS + DOOR
- CLOSE TO LOCAL AMENITIES
- SUITABLE FOR A WIDE RANGE OF BUYERS.

## COMMUNAL ENTRANCE

Staircase leading to second floor.

## FRONT DOOR

Front door leading into:

## ENTRANCE HALL

## LOUNGE

9'11" x 12'1" (3.02 x 3.68)

Double glazed double doors with Juliet balcony to rear aspect, phone and T.V. point, security entry phone, electric storage heater. Open Plan To:

## KITCHEN

6'1" x 10'1" (1.85 x 3.07)

Range of modern wall and base units with work top over, sink unit housing stainless steel sink, drainer and swivel mixer tap, integrated four ring electric hob and oven with extractor hood over, under counter space for

fridge, under counter space and plumbing for washing machine, built in cupboard housing hot water tank.

## DOUBLE BEDROOM

8'8" x 11'1" (2.64 x 3.38)

Double glazed window to rear aspect, electric heater.

## BATHROOM

7'1" x 5'6" (2.16 x 1.68)

White suite comprising: Panelled bath with chrome taps and overhead shower attachment, pedestal hand wash basin and taps, low level W.C., extractor fan, wall mounted fan heater.

## EXTERNALLY

## DESIGNATED PARKING

Designated car parking space providing off street parking space suitable for two cars.

## BASEMENT STORAGE ROOM

Large secure basement room suitable for bikes and storage.

## COMMUNAL GARDEN

Communal garden area.

## AGENTS NOTES

Lease Details:

Length of Lease 999 years: 971 Years Remaining

Service Charge £110.06 per calendar month

Ground Rent: Peppercorn £0

New Windows and door fitted last year.



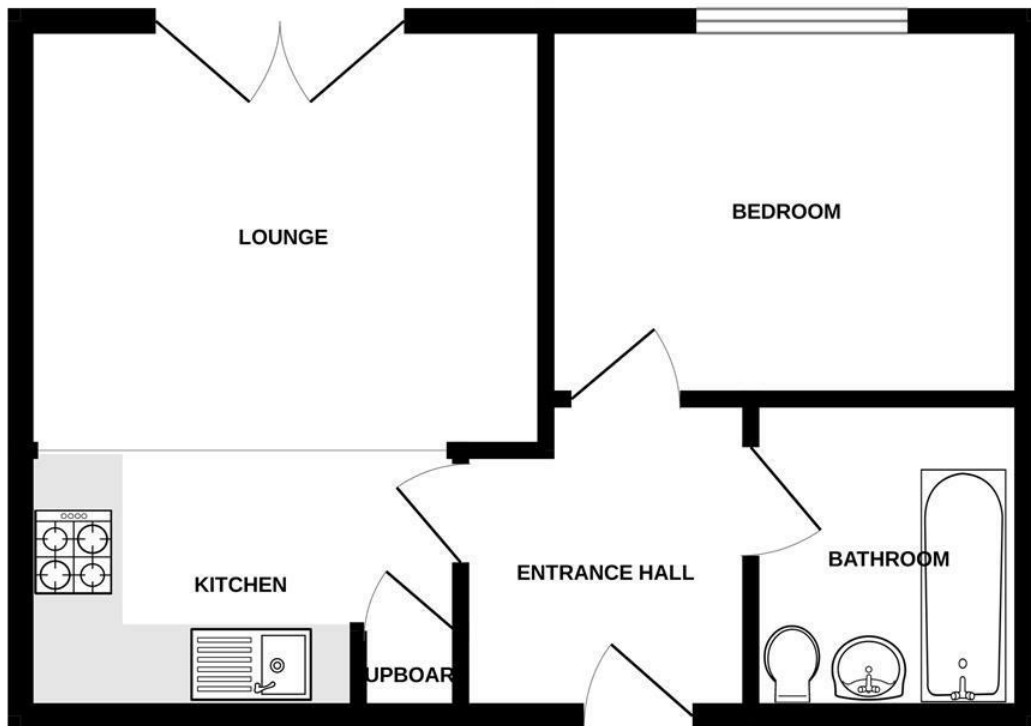
[Directions](#)

<https://www.sherringtonsestateagents.co.uk/>



# Floor Plan

GROUND FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 370 sq.ft. (34.3 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 tested 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) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	