



Flat 2 Bridge End House

, Mill Lane, Boroughbridge, YO51 9LH

A one bedroom apartment set in this popular residential area in a central location and within walking distance of Boroughbridge and local amenities. The property benefits from new double glazed windows and door, a light open plan kitchen lounge with double doors and Juliet balcony, central location with easy access routes to A1 and beyond, off street parking space. The accommodation comprises: Communal entrance with stairs leading to second floor, front door leading into entrance hall, lounge open to kitchen, double bedroom and bathroom. Externally: Designated car parking space and communal garden. THIS PROPERTY IS SUITABLE FOR A WIDE RANGE OF BUYERS.

Asking Price £110,000

Flat 2 Bridge End House

, Mill Lane, Boroughbridge, YO51 9LH



- ONE BEDROOM APARTMENT
- CENTRAL LOCATION CLOSE TO ALL AMENITIES
- EASY ACCESS ROUTES TO A1 AND BEYOND
- LOUNGE OPEN TO KITCHEN
- DESIGNATED PARKING SPACE
- NEW DOUBLE GLAZED WINDOWS + DOOR
- BATHROOM
- COMMUNAL GARDEN
- THIS PROPERTY IS SUITABLE FOR A WIDE RANGE OF BUYERS.

COMMUNAL ENTRANCE

Staircase leading to second floor.

FRONT DOOR

Front door leading into entrance hall.

ENTRANCE HALL

7'4" x 3'3" (2.24m x 0.99m)

LOUNGE

9'9" x 12'1" (2.97m x 3.68m)

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

KITCHEN

7'1" x 10'2" (2.16m x 3.10m)

Range of modern wall and base units with work top over, integrated four ring electric hob and oven with extractor

hood over, space for upright fridge, freezer, space and plumbing for washing machine, sink unit housing stainless steel sink, drainer and swivel mixer tap, built in cupboard housing hot water tank.

DOUBLE BEDROOM

8'9" x 11" (2.67m x 3.35m)

Double glazed window to rear aspect, electric heater.

BATHROOM

7'1" x 5'7" (2.16m x 1.70m)

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

EXTERNALLY

DESIGNATED PARKING

One designated car parking space providing off street parking.

COMMUNAL GARDEN

Communal garden area.

AGENTS NOTES

New Double Glazed Windows and door fitted last year.

Lease Details:

Length of Lease 999 years: 971 Years Remaining

Service Charge £122.00 per calendar month

month

Ground Rent: Peppercorn £0



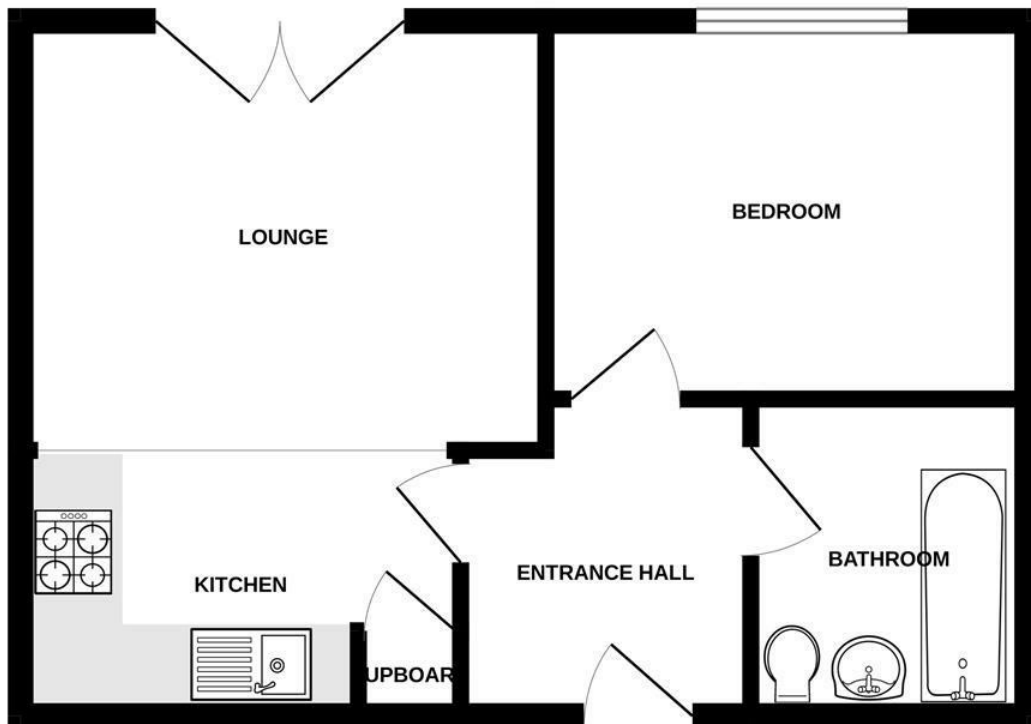
[Directions](#)

<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.
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		
	74	80
England & Wales	EU Directive 2002/91/EC	