



New Row, Boroughbridge

£375,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Est. 1871

New Row,
York YO51 9AX

£375,000

**** 150ft REAR GARDEN ****

A charming period cottage, located centrally in Boroughbridge, offering spacious 3 bedroom living accommodation with feature breakfast kitchen, detached garage, and enormous potential for further expansion.

This charming, period cottage, within a "stone's throw" of the High Street of Boroughbridge, offers three bedroom living accommodation which is full of character with original period features.

Internally, the property is entered from the front into a spacious lounge which has a feature cast iron multi fuel stove set on a Yorkshire stone hearth with solid oak mantle. The lounge includes a Victorian style radiator, television aerial point and feature exposed beamed ceiling.

Located at the rear of the house is the breakfast kitchen, which has a range of built-in high and low level storage cupboards with Butcher's block worktops and inset Belfast sink unit. There is a 5-point Rangemaster cooker with tiled surround and extractor canopy. The kitchen provides ample space for a breakfast table and features a Victorian style radiator, stable style rear entrance door and staircase leading to the first floor.

Located off the kitchen is an understairs pantry cupboard/utility space which houses the gas fired central heating boiler and provides ample space for a fridge freezer unit and tumble dryer.

The ground floor accommodation is completed by a downstairs cloakroom which has a low flush W.C., and bracketed wash hand basin with tiled splashbacks.



Tenure: Freehold
Services/Utilities: All mains and services are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: B - North Yorkshire Council
EPC: D (67)
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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



To the first floor are three generous bedrooms, the main bedroom of which is located at the front of the house and has a period fireplace with cast iron basket grate.

Bedroom two is a further double room, located at the rear, with a built-in over stairs wardrobe. Bedroom three is also located at the rear and has an elevated view overlooking the rear gardens beyond.

All the bedrooms benefit from Victorian style radiators and double glazed casement windows.

Finally, there is a house bathroom which has a low flush W.C., pedestal wash hand basin and inset panelled bath with $\frac{3}{4}$ height Travertine tiled splashbacks. The bathroom includes a heated towel rail, extractor fan, ceiling down lighters and tiled flooring.

Externally, the property fronts directly onto New Row, with vehicle access that continues down the side of the property with gated access onto a rear hardstanding which provides off road parking.

Included within the sale is a brick and tiled detached garage, currently used as external storage.

One of the outstanding features of the property is the rear garden, which stretches to approximately 50m in length sloping from front to rear and being extensively laid to lawn.

The garden is fully enclosed by hedged and fenced boundaries, creating an ideal environment for children and pets.

The property benefits from gas fired central heating throughout with enormous potential for further expansion.

Agents Note: A historic vehicular right of access is understood to exist across the rear of the property, however this is believed to be currently rendered redundant following construction of an extension to the neighbouring property.

Partners:

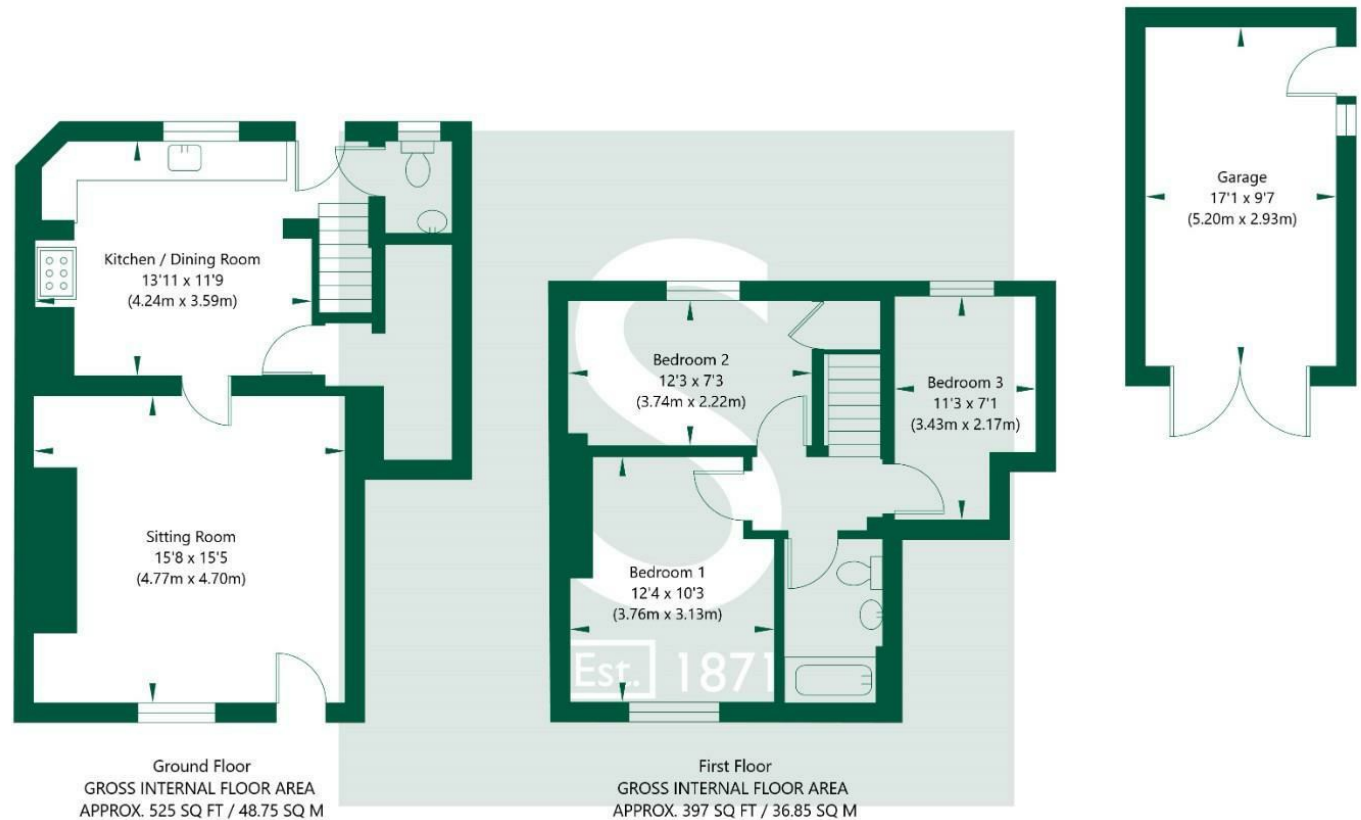
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 922 SQ FT / 85.6 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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