



CRAVEN-HOLMES
ESTATE AGENTS
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FOR SALE

Old Vicarage Stables Church Lane
Boroughbridge, York, YO51 9BA

Guide price £169,950



A DELIGHTFUL GROUND FLOOR TWO BEDROOM APARTMENT
WITHIN MINUTES OF BOROUGHBIDGE TOWN CENTRE
DOUBLE GATE ENCLOSURE
OPEN PLAN SITTING ROOM AND KITCHEN
NEW WET ROOM
GARDEN AND OFF STREET PARKING
NO ONWARD CHAIN. EPC COUNCIL TAX BAND



Description

A delightful ground floor apartment in this period conversion offering characterful accommodation in the centre of the historic market town of Boroughbridge
NO CHAIN.

Old Vicarage Stables occupies a ground floor setting and forms part of this period conversion which is of mellow red brick construction under a slate roof. To one side there is a charming courtyard and the property is within the centre of Boroughbridge. This property is chain free.

Accommodation comprising

Access through the courtyard to

Sitting Room
13' 11" x 7' 10" (4.24m x 2.39m)

With French doors from courtyard

Open plan access to kitchen

Radiator and window

Kitchen
7' 1" x 13' 11" (2.16m x 4.24m)

With fitted base and wall mounted units

sink and drainer

Single oven and hob

Plumbing for washing machine

Hallway

Bedroom 1
10' 0" x 9' 11" (3.05m x 3.02m)

With radiator and window to rear

Bedroom 2
9' 1" x 10' 0" (2.77m x 3.05m)

With radiator and window to rear

Wet Room

With shower wc and basin Radiator, window, extractor fan

Courtyard

Walled and laid to gravel

With retaining walls and raised beds

Location

The historic market town of Boroughbridge offers a wide range of services and amenities. The Cathedral City of Ripon and the fashionable Spa town of Harrogate are within easy reach. For the commuter the A1/M with its links to the national motorway network is within easy access and from Harrogate railway station there are regular services which link with the main East Coast line giving fast access to Edinburgh and London Kings Cross.

The location of this property is particularly appealing, as it is situated in a picturesque area that boasts a rich history and a friendly neighbourhood.

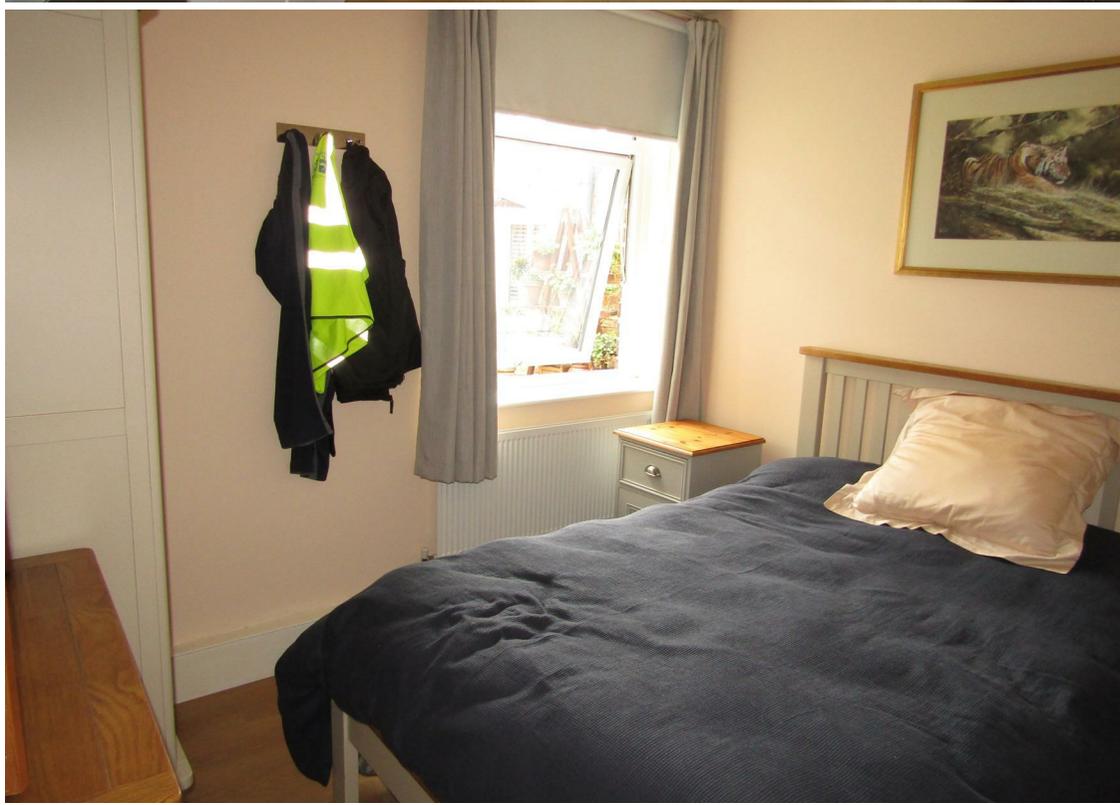
Boroughbridge is also known for its quaint shops, delightful cafes, and beautiful parks, making it an excellent choice for those who appreciate a close-knit community with plenty of amenities.

This flat presents a wonderful opportunity for anyone looking to enjoy the tranquillity of suburban living while still being within easy reach of York's bustling city centre. With its charming features and prime location, this property is not to be missed. Whether you are a first-time buyer or seeking a rental opportunity, this flat on Church Lane is sure to impress.

Agents Note

TENURE

The tenure of the property is freehold with a leasehold agreement for a term of 999 years from 1989, shared with the first floor flat.





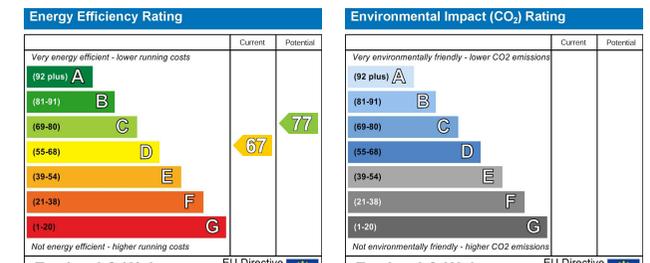
OLD WINDMILL STABLE

PLEASE RING THE BELL

GROUND FLOOR



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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