



HILLRISE COTTAGE BACK STREET
Aldbrough, Boroughbridge, York



GSC GRAYS
PROPERTY • ESTATES • LAND

HILLRISE COTTAGE BACK STREET

York, YO51 9EX

A super three bedroom cottage positioned centrally in the sought after village of Aldborough. In need of total refurbishment the property has been priced accordingly and is sure to attract a high degree of interest.

ACCOMMODATION

Pretty three bedroom cottage

Two reception rooms

Perfect for those wanting to put their own stamp on a home

In need of updating throughout

Gardens front and rear

Fabulous sought after village



15-17 High Street, Boroughbridge, York, YO51 9AW

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GSCGRAYS.CO.UK



Hillrise Cottage

A super three bedroom cottage positioned centrally in the sought-after village of Aldborough in need of total refurbishment and priced accordingly.

The property offers a super opportunity for those wanting to put their own stamp on a home and has all mains services connected. it briefly comprises:

To the first floor Entrance Hall, lounge with steps up to dining room, sitting room, kitchen.

To the second floor three bedrooms and house bathroom.

Outside

To the front of the property is a small forecourt garden with steps leading to the front door.

To the rear is a good sized garden with raised lawn and hardstanding area. There is a right of access over the adjoining property. There is also brick built store.





Situation and Amenities

Hillrise Cottage is situated in the sought-after village of Aldborough; a historical village with Roman origins, with a large village green at its centre, a maypole and a vibrant community. As well as an English Heritage site, Aldborough has a popular public house, a beautiful Grade I listed church, a well-appointed village hall and tennis club, and is a short distance from individual shops and varied amenities in Boroughbridge. Local schools can be found in Boroughbridge and the nearby village of Marton cum Grafton. Easily accessible to the A1 and the motorway network beyond, the property is perfect for those needing to commute.

Services and other Information

All mains services are connected to the property.

Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band E



EPC

Rating D

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

The owners of Hillrise Cottage have a right of access over the garden of the adjoining property.

What3Words

///improving.lottery.ballooned

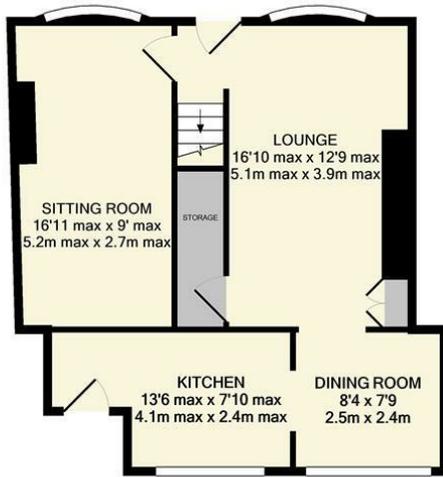
Viewings

Strictly by appointment with GSC Grays 01423 590500

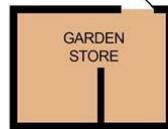
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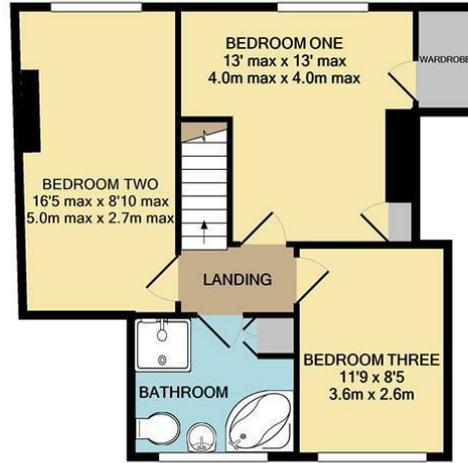
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)



GARDEN
STORE



FIRST FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARDEN STORE 1027 SQ.FT. (95.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

