Horsefair, Boroughbridge

£525,000

Stephensons
estate agents & chartered surveyors

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Horsefair, York YO51 9AQ

Est. 1871

£525,000

A characterful period cottage which offers a perfect balance of modern fittings and original features, with in excess of 500 SQ FT of adjoining outbuildings and garage. The cottage boasts three double bedrooms, two generous reception rooms, stylish kitchen, large utility, two bathrooms and a spacious landscaped garden. All the aforementioned is set within walking distance to Boroughbridge's popular High Street and within easy access of the A1(M).

The property is accessed via a timber door into the entrance hall which leads through into the sitting room.

The sitting room is spacious in size and has a sash window to the front elevation with fitted shutters allowing light to flow into the room. There is a feature cast iron open fireplace with tiled hearth acting as a focal point of the room.

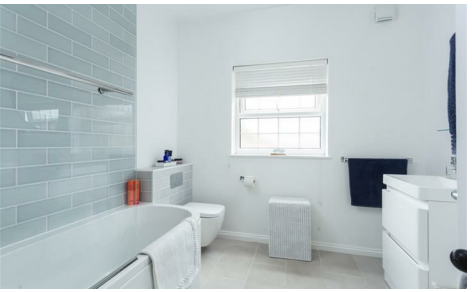
There is a further flexible reception room, with sash window and shutters, which is currently being used as a lounge/garden room but could easily be used as a dining room/playroom. This room benefits from a multi-fuel burning stove with stone tiled hearth and timber mantle, and large bi-folding doors opening out into the landscaped rear garden.

The kitchen has a combination of base and wall units offering ample storage space with laminate preparation surfaces incorporating a modern 1.5 sink with drying area. There is a Cannon gas cooker with four point hob over and a new extractor canopy. The feature points of this room, however, are the original cast iron range, as well as the stylish tiled flooring and stable door leading out to the stone flagged patio.

Tenure: Freehold
Services/Utilities: All mains and services are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: D - North Yorkshire Council
EPC: D (62)
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.



Accessed off the kitchen is a generous utility room which again has an access door leading out to the expansive stone flagged patio. The utility has a sink with drying area and storage units, as well as space for washing provisions and an American style fridge/freezer.

To the end of the utility is a downstairs shower room which includes a large dual head corner shower cubicle, low flush WC, wash hand basin with mixer tap and heated towel rail.

Stairs from the entrance porch rise to the landing, leading to the three well proportioned double bedrooms and house bathroom. Both the principal bedroom and bedroom two benefit from fitted storage space, whilst Bedroom three is positioned towards the rear of the property with a view onto the rear garden.

The house bathroom is contemporary in design and comprises a three-piece suite including bathtub with waterfall shower over, WC, vanity hand wash basin and heated towel rail.

The property has an enclosed walled and landscaped rear garden with raised well maintained beds, a variety of stone flagged patio areas and three silver birch trees. There are double gates enclosing the gravelled driveway providing off street parking for multiple vehicles and giving access to the brick built garage with 'up and over' door, which benefits from both power and light.

There are also two large adjoining brick outbuildings both of which provide ample storage space and are connected with mains gas, electric and water. Formerly, one has been utilised as a craft studio, but has currently been skillfully partitioned to create a home office space. This is also spacious enough to convert into living accomodation subject to the appropriate planning permission.

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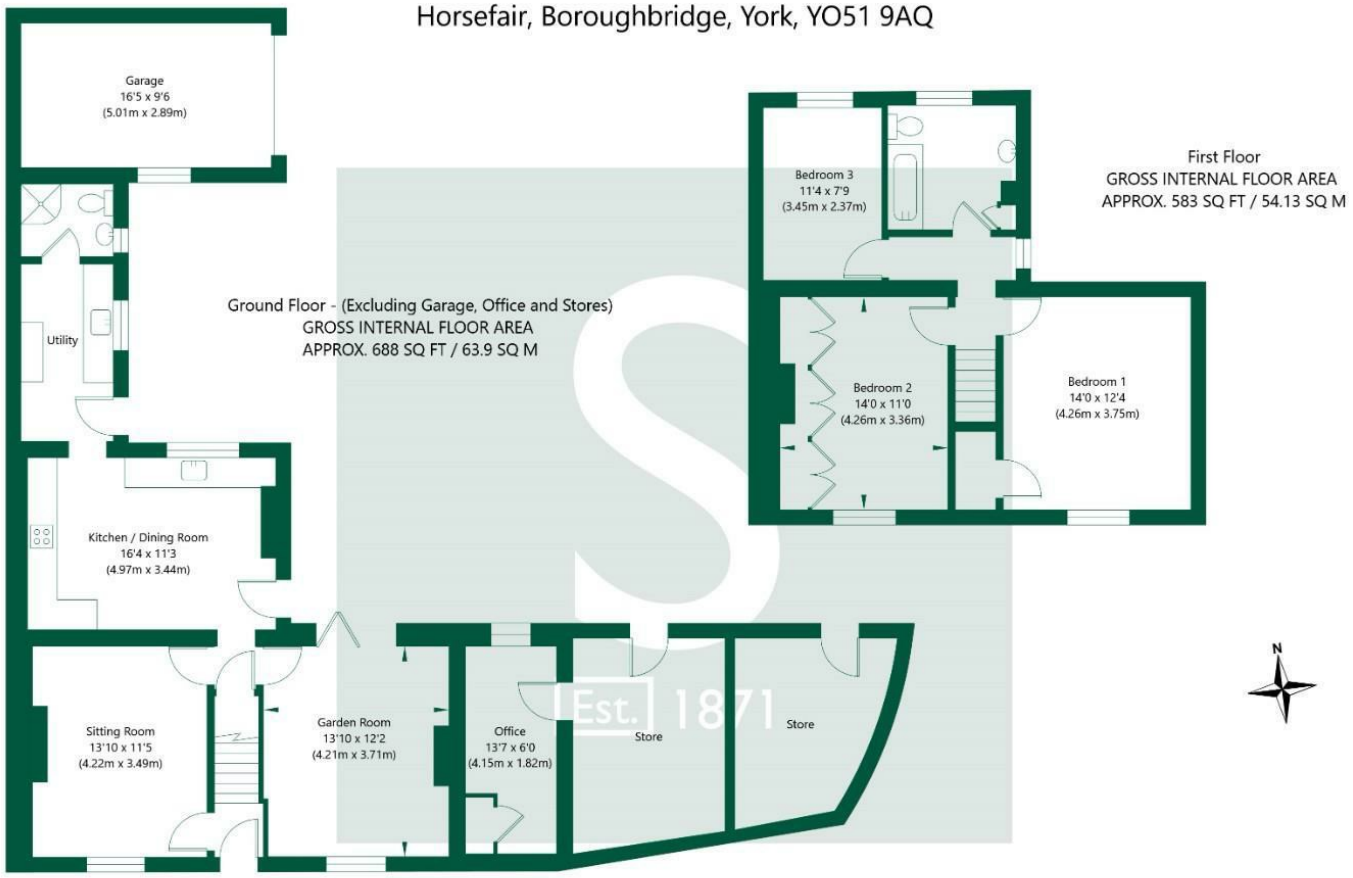

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1271 SQ FT / 118.03 SQ M - (Excluding Garage, Office and Stores)
APPROXIMATE GROSS INTERNAL FLOOR AREA 1793 SQ FT / 166.51 SQ M – (Including Garage, Office and Stores)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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