

A spacious 2 bedroom, 2 storey period terraced property featuring a cellar and generous rear garden. Set within short walking distance of the town centre, and being offered for sale with vacant possession and no onward chain.

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 Rating: D (56)
 Current Planning Permission: No current valid planning permissions

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



A spacious two-bedroom end-terrace house located in the sought-after market town. Ideally suited for a variety of buyers, the property is situated on Vine Terrace, placing you within easy reach of local shops, cafes, and essential amenities that give this market town its friendly atmosphere.

The house offers two double bedrooms, two reception rooms; an open-plan space with garden views and access to the large private garden, perfect for relaxing or outdoor entertaining, and a separate reception area that can be used as a lounge or dining room to suit your lifestyle. There is also a kitchen and an upstairs bathroom.

The property and its location benefits from picturesque walking routes along the River Ure and access to the historical sites around Boroughbridge, such as the Devil's Arrows standing stones. For commuters, the nearest train stations are in York and Knaresborough, with straightforward road links via the A1(M) making regional travel simple. Travel into York city centre can take as little as 30 minutes by car, offering further shopping, dining, and cultural attractions.

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.

Partners:

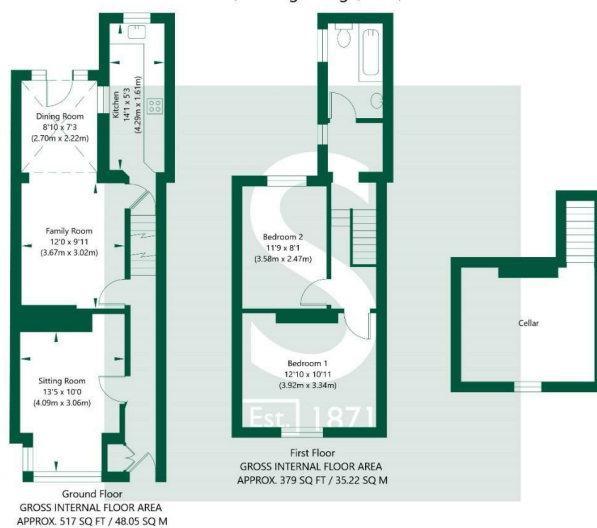
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- N J C Kay BA (Hons) pg. dip MRICS
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Associate Partners:

- N Lawrence
- I Jarvis MNAEA

Vine Terrace, Boroughbridge, York, YO51 9AB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 896 SQ FT / 83.27 SQ M - (Excluding Cellar)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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