



**Mauleverer House Horsefair**  
**Boroughbridge, York, YO51 9AA**  
**Guide price £158,000**



INVESTORS\* FIRST TIME BUYERS  
LOVELY ONE DOUBLE BEDROOM GARDEN FLAT  
KITCHEN , SITTING ROOM WITH DOORS ONTO THE GARDEN  
CENTRAL LOCATION WITH ALLOCATED PARKING  
NICELY DECORATED THROUGHOUT  
BATHROOM WITH SHOWER  
BEDROOM WITH FITTED WARDROBES  
NO CHAIN



## Description

Mauleverer House is believed to date back to the late 18th century started out its existence as a coaching fronting what was the Great North road but in the late 20th century was converted to a number of apartments. The Garden Flat is unique to the development by virtue of having its own rear entrance and private garden. The roomy accommodation comprises with gas central heating as follows: Communal Entrance, Communal Hall, Private Hall, Sitting Room, Small Dining Area, Kitchen, Bedroom with fitted Wardrobes and Bathroom. Private allocated parking. The town centre facilities are with a very short walk with the town of Boroughbridge enjoying good access to the A1, Leeds, Harrogate, Ripon and Wetherby. NO FORWARD CHAIN.

Communal Entrance - Leading to apartment.

Private Entrance Hall - Cupboard housing water tank, radiator, doors to bedroom, bathroom and sitting room.

Sitting Room - 4.70m x 3.78m (15'5 x 12'5) - Windows to side, two radiators, walk in bay with rear entrance door, television point, open to:

Kitchen - 1.96m x 1.65m (6'5 x 5'5) - Shaker style wall and base units, Stoves gas cooker, plumbing for washer/dryer, stainless steel sink and drainer, wood effect vinyl floor.

Bedroom - 3.51m x 3.02m (11'6 x 9'11) - Window to rear, built in wardrobe, built in cupboard housing the gas central heating boiler and radiator.

Shower Room - Shower cubicle, concealed cistern wc, wash hand basin with cupboard below, extractor fan, radiator.

Outside - Slate gravel garden, with paved patio area, and raised flower beds.

Communal Garden - Shared raised communal gardens with space for bins and seating area.

## Location

Located in a vibrant area, residents will enjoy easy access to local amenities, including shops, cafes, and parks, making it an ideal choice for individuals or couples looking to

immerse themselves in the community. The picturesque surroundings of York add to the appeal, offering a blend of historical charm and modern conveniences.

Mauleverer House is not just a flat; it is a place where you can truly feel at home. Whether you are a first-time buyer or seeking a rental opportunity, this property presents a wonderful chance to experience the best of Boroughbridge living. Do not miss the opportunity to make this charming flat your own.

## Agents Note

It is important to note that the apartment is being sold on a leasehold basis, and according to the vendor, a 999-year lease commenced in 1987. Additionally, there is a service charge of £110 per calendar month.

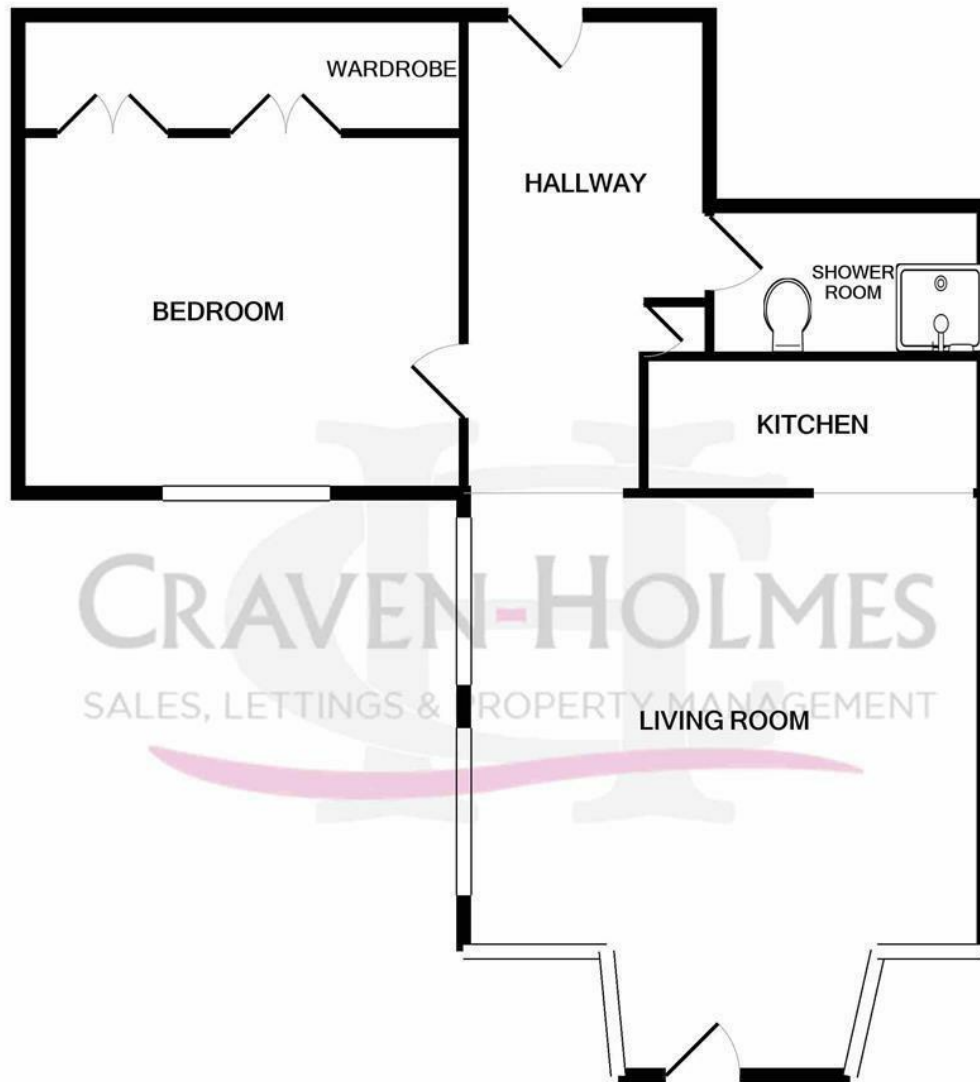
Unfortunately no dogs aloud by order of the management company





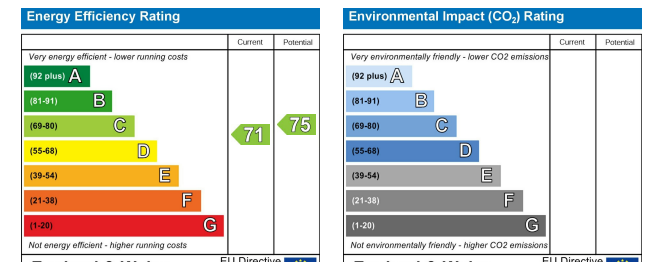
Home





**CRAVEN-HOLMES**  
 SALES, LETTINGS & PROPERTY MANAGEMENT

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



**Craven-Holmes Estate Agents.** 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 e: [lettings@craven-holmes.co.uk](mailto:lettings@craven-holmes.co.uk) | [sales@craven-holmes.co.uk](mailto:sales@craven-holmes.co.uk)

[www.craven-holmes.co.uk](http://www.craven-holmes.co.uk)