





# Flat 4, Bridge End House Mill Lane, Boroughbridge

£100,000 Guide Price

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A stylish one-bedroom first-floor apartment, ideally positioned just a stone's throw from Boroughbridge town centre. This charming historic market town sits on the banks of the River Ure and offers an appealing blend of riverside living, countryside surroundings and everyday convenience.

Outside, residents can enjoy access to a communal garden. The property also benefits from an allocated parking space and a separate store.

Set on the banks of the River Ure, Boroughbridge combines the character of a historic market town with the convenience of a lively high street, where independent shops, cafés, pubs and restaurants can be found. Nearby riverside paths, cycle routes and attractive villages offer plenty to explore, while easy access to the A1(M) connects the town with York, Harrogate, Ripon and Leeds. Its welcoming community and well-connected setting make Boroughbridge an appealing place to call home.

Tenure: Leasehold Started 1 April 1996 – 999-year lease

Annual service charge £1,830.00 per annum to include building insurance.

Council Tax band: A

Tenure: Leasehold

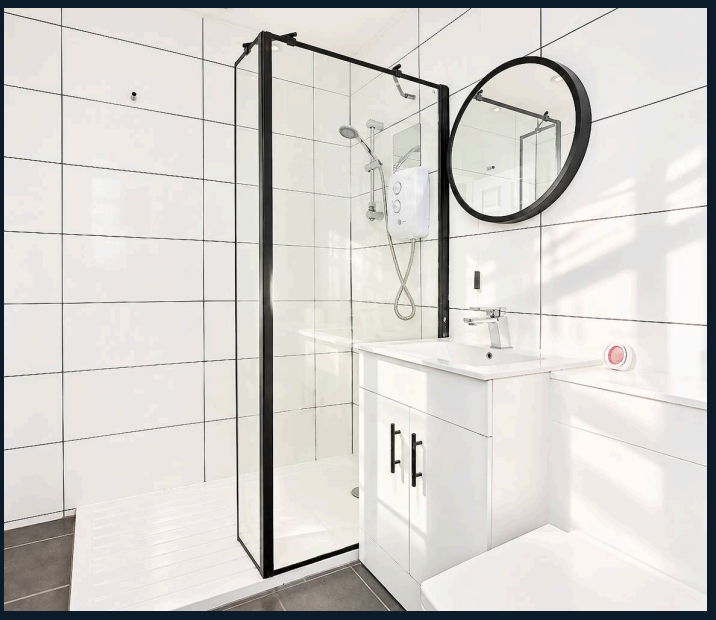
EPC Energy Efficiency Rating: D



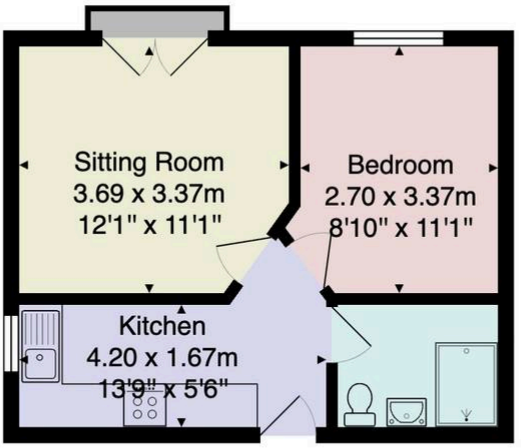
Accessed via a communal entrance hall and lobby, the apartment opens into a well-appointed kitchen fitted with a range of wall and base units, a freestanding oven with electric hob, and a composite sink with mixer tap and drainer. There is also space for additional freestanding appliances, together with plumbing for a washing machine.

The living room is a bright and inviting space, with an electric fire set within an attractive surround and double doors opening onto a Juliet balcony. The double bedroom enjoys a rear aspect and benefits from newly installed UPVC double-glazed windows.

The modernised shower room is finished with stylish tiling and comprises a walk-in shower, wash basin with useful storage beneath, and WC.








Total Area: 34.0 m² ... 366 ft²
All measurements are approximate and for display purposes only.
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