



**Mill Lane, Boroughbridge**

£650,000

**Stephensons**  
estate agents & chartered surveyors

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# S

Mill Lane,  
York YO51 9LH

Est. 1871

£650,000

A unique opportunity to acquire this substantial detached house, in an elevated position offers four well proportioned bedrooms, expansive first floor living space, balcony, and both a double garage & a single garage. The property is set with surrounding mature gardens and features a stunning rear aspect.

An incredibly rare opportunity on the Boroughbridge market to acquire this substantial detached family house, enjoying bespoke living accommodation, architecturally designed to maximise the stunning view of the weir.

Internally, the property is entered from the front into a spacious reception hall with double radiator, built-in cloaks cupboard and staircase leading to the first floor accommodation. The hall also houses the airing cupboard with hot water cylinder.

The ground floor accommodation houses the property's 4 double bedrooms, the master of which is located at the rear of the house, having a triple fronted wardrobe and double radiator. Double doors lead through into the ensuite bathroom which has a low flush w/c, wash hand basin set in a vanity surround and inset corner bath with tiled splashbacks. Sliding patio doors to the side elevation lead out onto the garden beyond, and the ensuite benefits further from a radiator, heated towel rail and extractor fan.

Bedroom 2 is located at the front of the property having a triple fronted wardrobe with overhead storage units, with bedrooms 3 and 4 both located at the rear. All the 3 bedrooms benefit from uPVC framed double glazed casement windows and radiators.

The house bathroom has a traditional 3 piece suite comprising of a low flush w/c, wash hand basin set in a vanity surround and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks. There is a heated towel rail.

There is integral access from the entrance hall into the double garage.

The living accommodation is located on the first floor of the property and includes a gallery landing with double radiator and loft hatch. One of the feature rooms of the



Tenure: Freehold  
Services/Utilities: All mains and services are understood to be connected  
Broadband Coverage: Up to 76\* Mbps download speed  
Council Tax: G - North Yorkshire Council  
EPC Rating: D (64)  
Current Planning Permission: No current valid planning permissions

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



property is the L shaped living room, with a wraparound balcony overlooking the weir. The living room includes an open fireplace with marble hearth, in addition to 3 separate radiators and a television aerial point.

Located off the living room is a separate study, and this is in addition to a separate first floor shower room having a low flush w/c, wash hand basin set in a vanity surround and walk-in corner shower cubicle.

The property features a separate dining room with a ¾ height window to the rear elevation. The dining room has a double radiator and an arch way which leads through into the breakfast kitchen.

The breakfast kitchen has a range of built-in base units to 3 sides with rounded edge worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the sale is a built-in Nef electric oven with 4 point gas hob unit and extractor canopy. There is an integrated dishwasher and ample space for a fridge freezer unit and breakfast table. The kitchen also has a double wardrobe, ceiling down lighters and loft hatch.

The property is accessed directly off Mill Lane onto a substantial block paved front hardstanding which provides off street parking for numerous motor vehicles and, which in turn gives access to the property's integral double garage and detached single garage. Both have up and over garage doors with electric light and power. The double garage houses the property's Worcester gas fired central heating boiler. Within the garage is a further hardstanding which can provide additional off road parking and scope for expansion.

A flagged pathway runs across the front elevation and includes a covered storm porch. The pathway opens out onto a side patio and adjoins a previously used ornamental pond.

The property's front gardens are laid to lawn with hedged and tree lined boundaries.

A pathway and further flagged patio adjoins the rear elevation.

One of the outstanding features of Weir View is this lower level garden which runs down to the river. The garden is set across 2 levels being extensively laid to lawn with stepped access at either end of the property. The garden is surrounded by fenced boundaries and mature trees creating an idyllic setting.

There is no doubt that the property is a once in a generation opportunity, and an early inspection is strongly recommended.

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.

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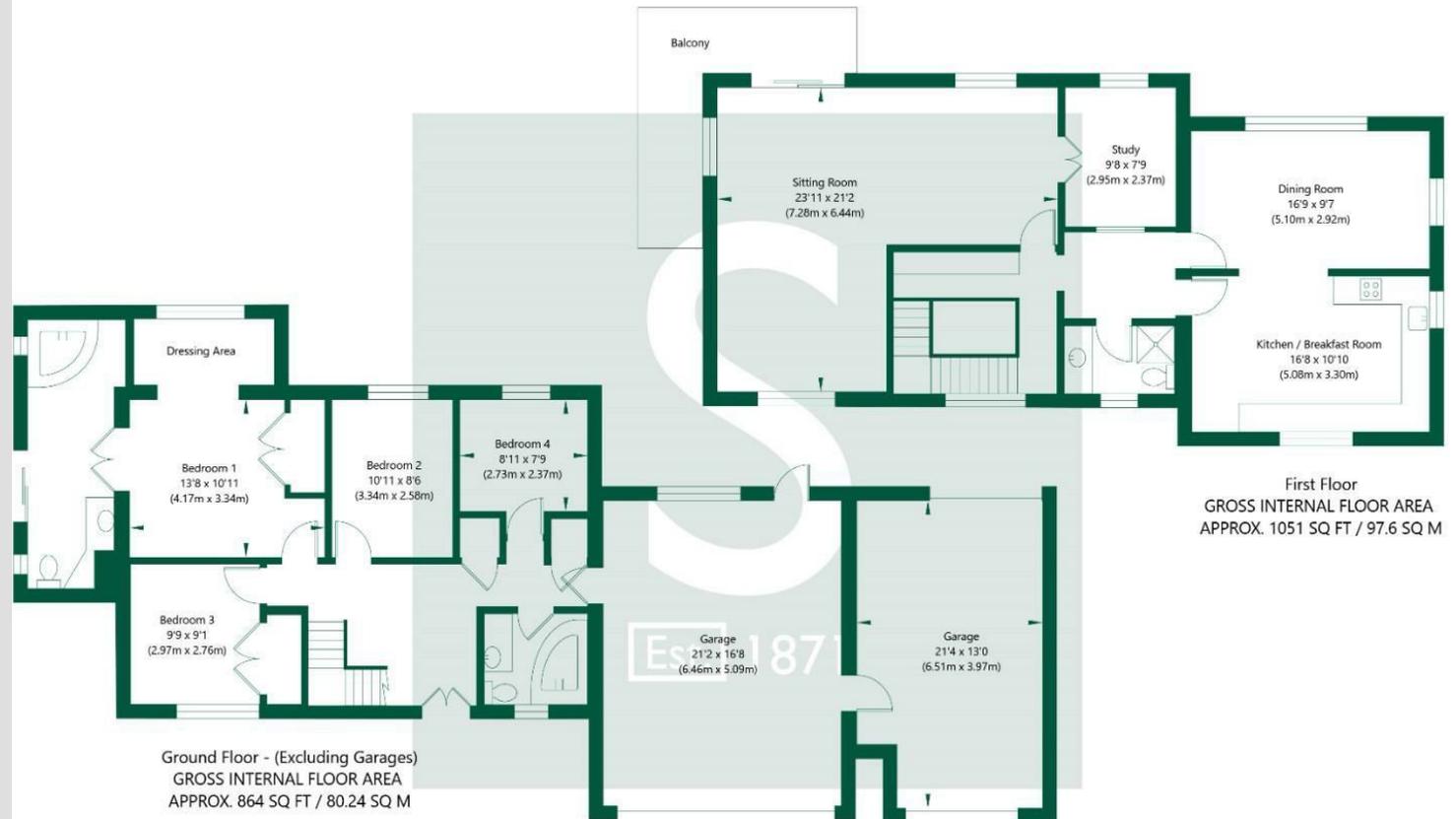
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## Mill Lane, Boroughbridge, York, YO51 9LH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1915 SQ FT / 177.84 SQ M - (Excluding Garages)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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