

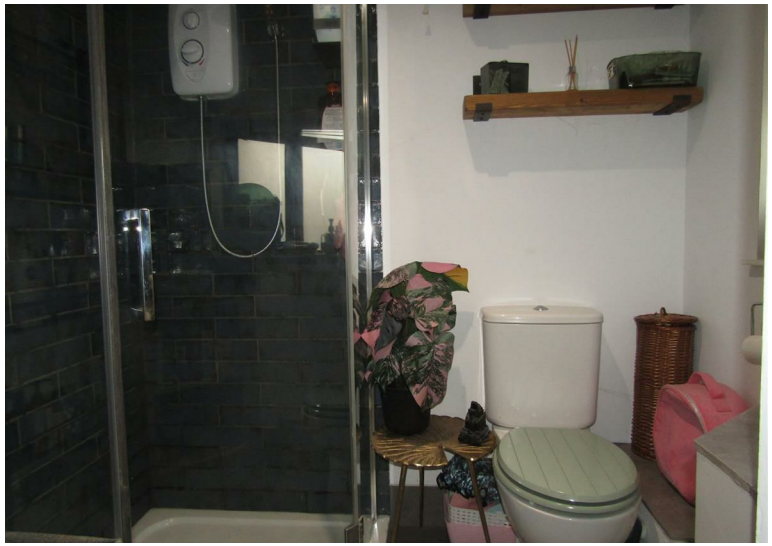
2 Smiths Court Back Lane
Boroughbridge York, YO51 9AT

Offers in excess of £150,000

CRAVEN-HOLMES
ESTATE AGENTS

A WELL PRESENTED 1 BEDROOMED COTTAGE
CENTRAL LOCATION TO BOROUGHBRIDGE TOWN CENTRE
OFF STREET PARKING + SEATING AREA
SITTING ROOM/ KITCHEN, SHOWER ROOM
FEATURE BEAMS, NO ONWARD CHAIN COUNCIL TAX BAND A







Decription

Nestled in the charming town of Boroughbridge, York, this delightful one-bedroom house on Back Lane offers a perfect blend of comfort and convenience. Ideal for individuals or couples seeking a tranquil retreat, this property features a well-appointed reception room that welcomes you with warmth and character.

The bedroom is thoughtfully designed to provide a peaceful sanctuary, ensuring restful nights and a serene atmosphere. The bathroom is modern and functional, catering to all your daily needs.

Outside, there's a small, low-maintenance seating area and an allocated parking space in front of the property.

You can access the property by vehicle from Back Lane, but there's also pedestrian access to Boroughbridge High Street from Smiths Court.

The location is particularly appealing, as Boroughbridge boasts a rich history and a vibrant community. Residents can enjoy local shops, cafes, and scenic walks along the River Ure, making it an ideal spot for those who appreciate both nature and a friendly neighbourhood.

This property presents an excellent opportunity for first-time buyers or those looking to downsize, offering a manageable living space in a sought-after area. With its charming features and prime location, this house is a wonderful place to call home. Don’t miss the chance to experience the delightful lifestyle that Boroughbridge has to offer.

Location

The property is located off Back Lane in the centre of the Town being ideally placed for the excellent range of Shops, Cafes, Bars, Restaurants that the Town of Boroughbridge offers. Further facilities include a local Superstore, Doctors and Dental Surgeries, Primary and High Schools, Sporting and Recreational facilities and easy access to the A1(M) at Junction 48 for those wishing to commute.





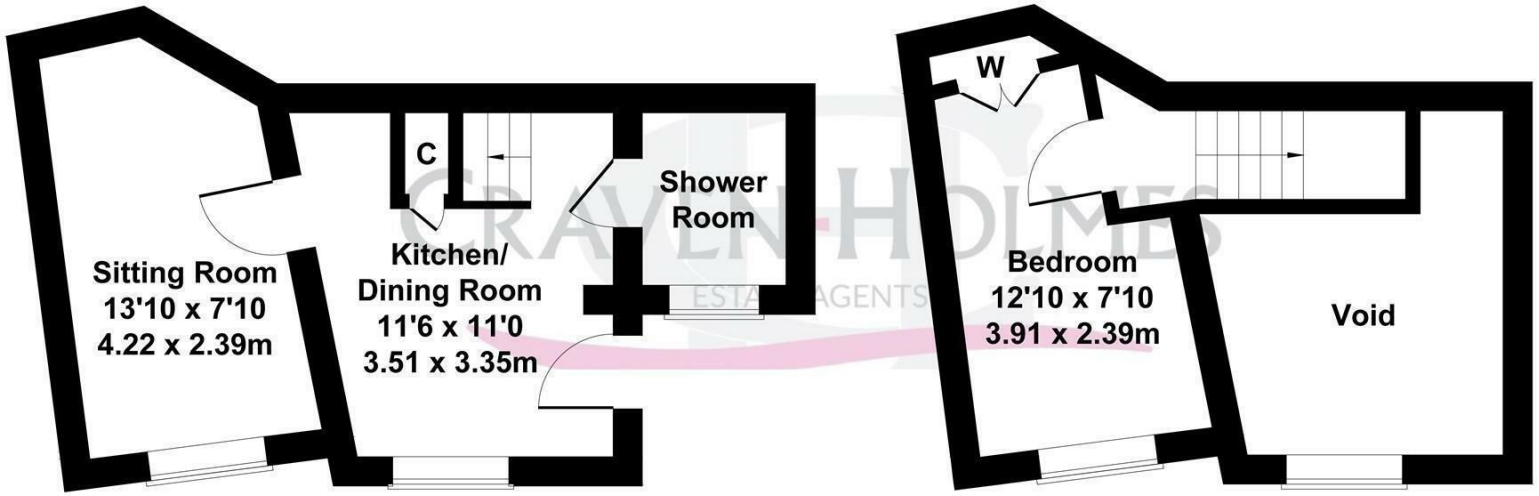



TIME TO WINE


STAY SAFE I LOVE YOU

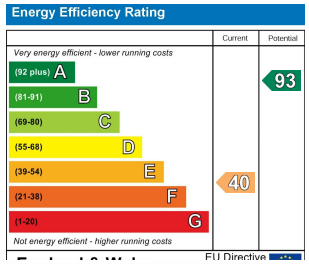
2 Smiths Court

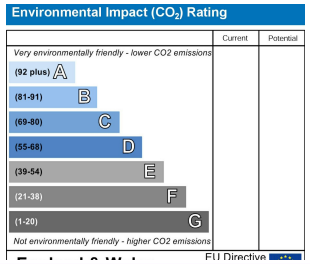
Approximate Gross Internal Area
377 sq ft - 35 sq m
(Excluding Void)



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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