



**Bridge End House Mill Lane
Boroughbridge, York, YO51 9LH**

Guide price £135,000

SPACIOUS TOP FLOOR APARTMENT
FABULOUS OPEN PLAN LIVING SPACE WITH PATIO DOORS ONTO JULIET BALCONY
TWO DOUBLE BEDROOMS
BATHROOM, LOTS OF STORAGE
ALLOCATED PARKING AND SECURE LOCK UP
WITHIN WALKING DISTANCE TO BOROUGHBRIDGE TOWN EPC

Bridge End House Mill Lane, Boroughbridge, York, YO51 9LH

Description

Discover this charming two-bedroom flat that boasts an inviting open-plan living space, perfect for modern living. The apartment features a well-appointed bathroom complete with an overhead shower, alongside two generously sized double bedrooms that offer excellent storage solutions. One of the standout features of the property is its stunning views, accessible from the delightful Juliet balcony, providing a picturesque backdrop to your everyday life.

As you enter, you are greeted by a communal entrance hall leading up to the second floor. Once inside your home, you'll find a welcoming entrance hall equipped with a handy cloaks cupboard and ample storage throughout. The kitchen area is designed with contemporary units, showcasing an integrated cooker and dedicated space for a large fridge freezer. The sitting area, warm and inviting with a night storage heater, seamlessly flows into the living space, highlighted by the Juliet balcony that invites natural light and showcases those fantastic views.

The first bedroom is designed for comfort, featuring built-in wardrobes and additional storage, enhanced by a Velux roof light that floods the space with sunlight. The second bedroom also features a Velux roof light and built-in wardrobe, offering a cosy retreat for guests or family. The bathroom is fitted with a modern suite and a newly installed shower, providing both style and functionality.

Outside, you'll appreciate the convenience of an allocated parking space located beneath the building. A secure pedestrian access door leads to a designated area featuring a large locked private store, perfect for additional storage needs.

This property is offered on a leasehold basis for the remainder of 999 years from April 1996, making it an excellent opportunity for those looking for a comfortable and well-equipped home.

Directions

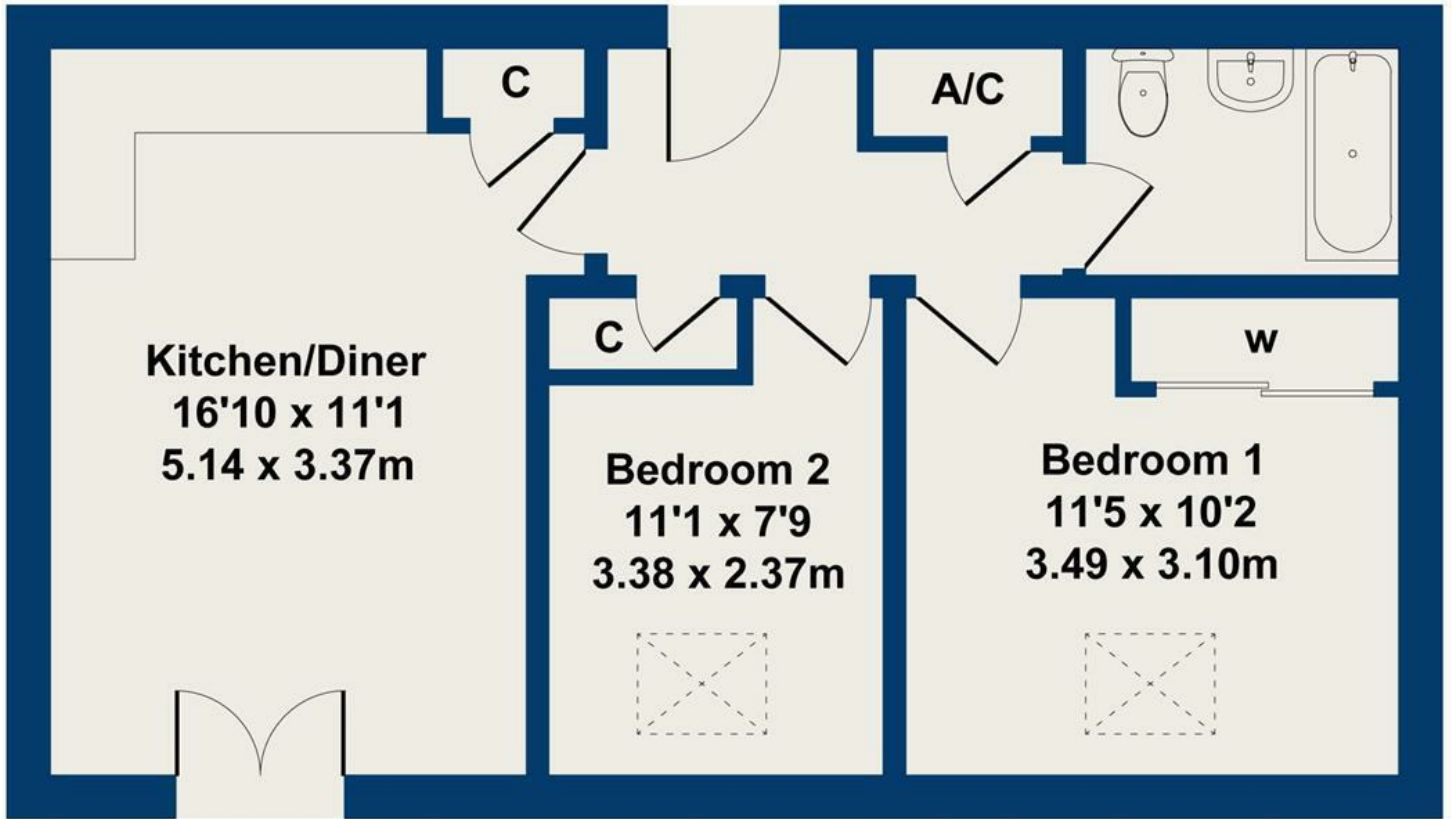
Proceed down Boroughbridge High Street into Fishergate, turning right at the junction with Horsefair. Turn left immediately before the river bridge, down Mill Lane and the property is immediately on the left.



21 Bridge End House Boroughbridge

Approximate Gross Internal Area

527 sq ft - 49 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

t: 01423 329010 e: lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk