



## Bridge Street, Boroughbridge Asking Price £185,000

\*\*\*\* HIGH SPECIFICATION \*\*\*\*

Forming part of the old bank renovation, this well presented two bedroom raised ground floor apartment is offered with no onward chain. The building is situated within walking distance of Boroughbridge High Street, an early viewing is strongly advised.



## Accommodation

Bank House is accessed via a secure code entry system into a well maintained communal entrance hall.

This stylish apartment is entered through a solid wood door into a small entrance space which opens into the modern kitchen, which benefits from a built in oven, electric hob, slimline dishwasher, washer dryer and a fridge freezer. This well thought out kitchen also boasts a range of wall and base units. In turn, the kitchen leads through to a spacious dual aspect living room with four sash double glazed windows and two electric panel radiators.



There are two double bedrooms, with the master bedroom boasting a stunning vaulted ceiling, two sash double glazed windows, and an electric panel radiator.

Bedroom two features a sash double glazed window and an electric panel radiator.



The house shower room and two useful storage cupboards complete the internal accommodation. The shower room is fully tiled with walk-in waterfall shower, wash hand basin, low flush wc, backlit mirror, and a heated towel rail.

## To The Outside

Externally the property has access to a communal garden area which features brick paved seating areas surrounded by lawn.

The property is allocated one parking space.

## Energy Efficiency

The property's current energy rating is D (59) and has the potential to be improved to an EPC rating of C (78).



## Additional Information

Tenure: Leasehold

Services/Utilities: Electric, water and services are understood to be connected, the property is heated electrically.

Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: B - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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



## Leasehold Details

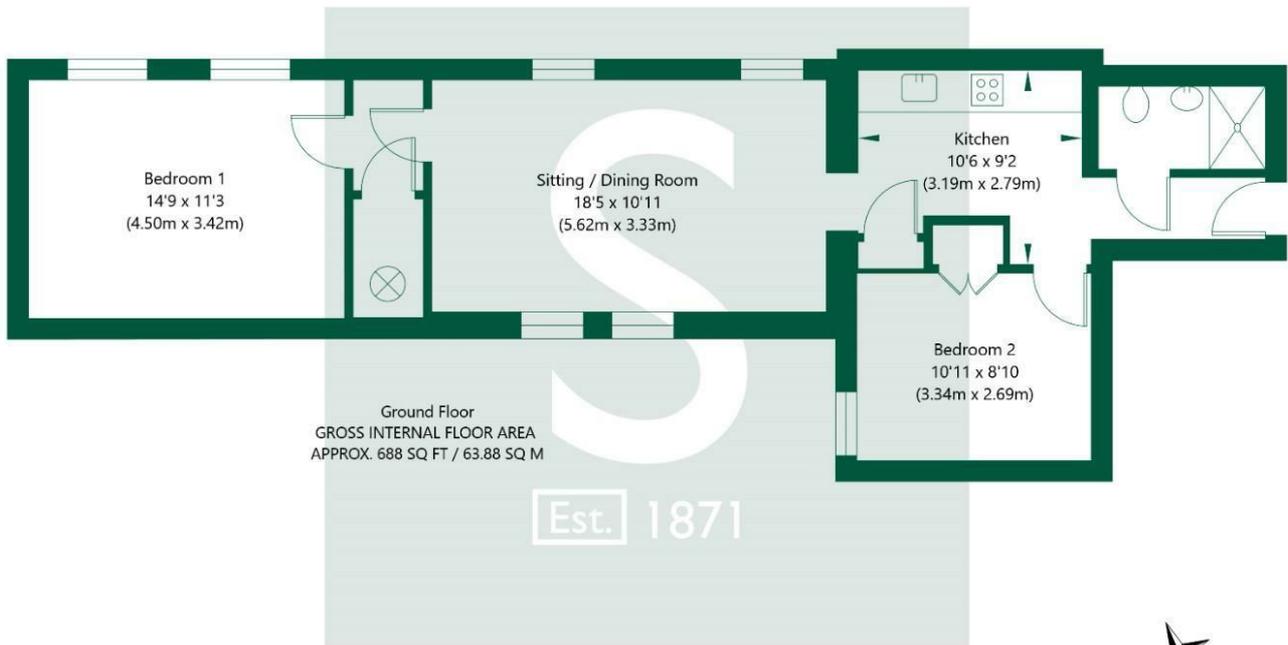
Starting Year of Lease: 2022 (250 year lease term)

Years Remaining on Lease: 248 years

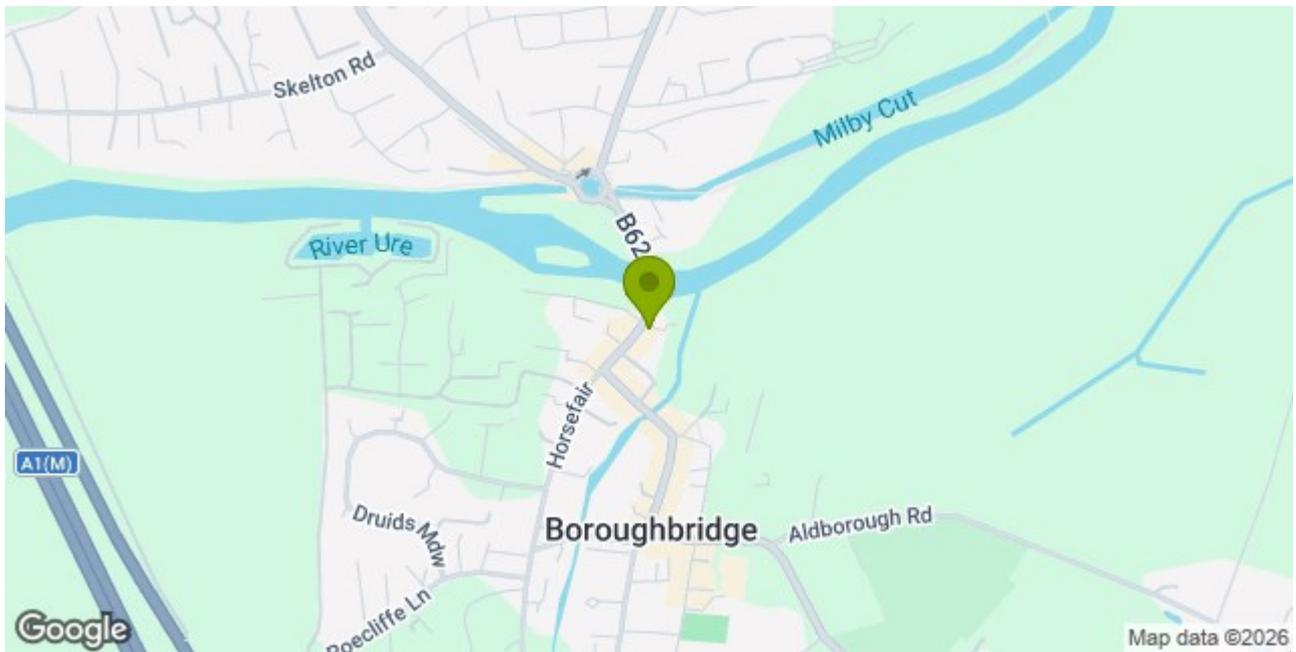
Service Charges: £2,186.51 per annum – reviewed annually

Management Company: Khalbros Management (Tel: 01133 912818)

The Bank House, Bridge Street , Boroughbridge, York, YO51 9LA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 688 SQ FT / 63.88 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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- I E Reynolds BSc (Est Man) FRICS
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- N J C Kay BA (Hons) pg dip MRICS
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**Associates**

N Lawrence

