



Apartment 3, Farndale Horsefair
Boroughbridge, YO51 9FD
£159,950

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WITH NO ONWARD CHAIN AND OF LIKELY INTEREST TO FIRST TIME BUYERS, DOWNSIZERS AND/OR INVESTORS, A SPACIOUS TWO BEDROOMED GROUND FLOOR APARTMENT WITH UNEXPECTED PRIVATE COURTYARD AND ALLOCATED PARKING ENJOYING A DELIGHTFUL AND HIGHLY CONVENIENT POSITION WITHIN THE HEART OF BOROUGHBIDGE OVERLOOKING HORSEFAIR WHICH IS WELL WORTHY OF AN EARLY INSPECTION TO FULLY APPRECIATE

Mileages: Ripon - 7.5 Miles, Harrogate - 10.5 Miles, Easingwold - 12 Miles, York - 18 Miles, (Distances Approximate)

Communal Entrance, Inner Hall , Fitted Kitchen, Sitting/ Dining Room

Bathroom/WC, Two Bedrooms

Outside Courtyard

Allocated Off Road Parking.

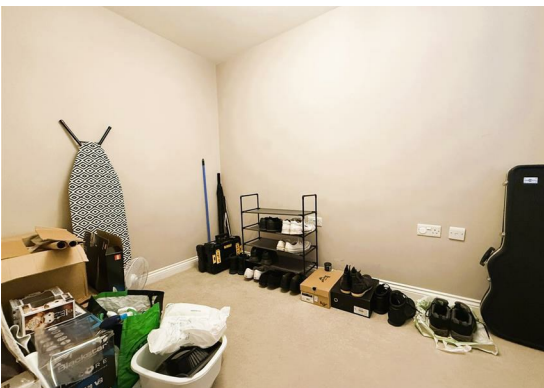
Accessed via a communal reception hall, from which a private entrance door leads into Flat 3.

KITCHEN is neatly appointed with a comprehensive range of modern wall and base units complimented by work surfaces and upstands. Integrated appliances include a four ring gas hob with chimney style extractor, double oven, fridge/freezer, washing machine and dishwasher, together with an inset one and a half bowl sink.

The SITTING/DINING ROOM is a particularly pleasant and well proportioned space, featuring dual bay window overlooking Horsefair and a wall mounted electric fire, providing an attractive focal point. AN INNER HALLWAY.

The PRINCIPAL BEDROOM enjoys a vaulted ceiling and double doors opening directly onto an unexpected private courtyard, with adjoining side windows allowing good natural light.

The SECOND BEDROOM also benefits from a side facing double glazed window.



The BATHROOM is fitted with a modern white three piece suite comprising bath with plumbed shower over, low level WC, wall-mounted wash hand basin and chrome towel radiator, together with a useful storage cupboard.

Outside, of particular note is the private courtyard a notably uncommon and most appealing feature for an apartment in such a central location providing outside space with a side gate.

To the rear of the development the property benefits from allocated off street parking, with additional on street parking nearby.

LOCATION - Boroughbridge lies approximately 12 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors National Parks. The town boasts amenities including independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools. Excellent connections to the A1(M) and A19, together with proximity to mainline rail connections at York and Thirsk, make travel simple and convenient.

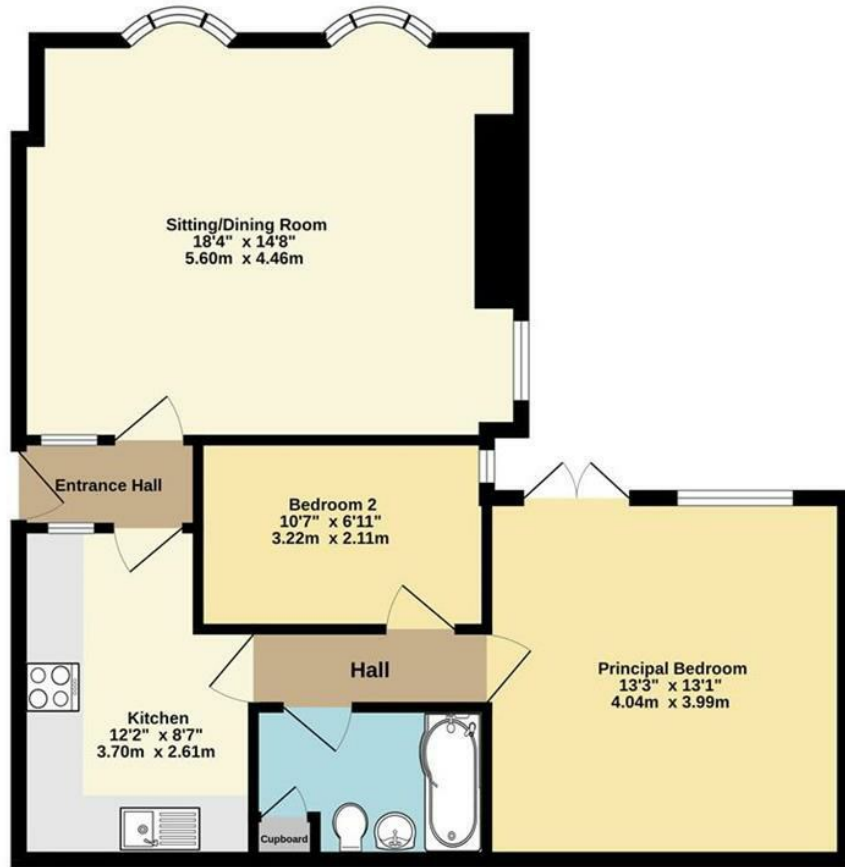
SERVICES - Mains Water, Electricity and Drainage. Mains Gas Central Heating.
Council Tax Band: B
Postcode: YO51 9FD

DIRECTIONS - From Boroughbridge High Street turn right by the Black Bull Inn proceed down St Helena and the apartment is located directly opposite at the junction of Roecliffe Lane and Horsefair.

VIEWING - Strictly by prior appointment through the sole selling agent Churchills Tel- 01423 326889 - Email- easingwold@churchillsyork.com.

AGENTS NOTE - Service charge £112 pcm, no Ground Rent, pets and holiday lets allowed. To purchase a property in the United Kingdom, all agents are legally required to conduct identity checks on all customers involved in the sales transaction to fulfil obligations under Anti-Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN



TOTAL FLOOR AREA: 697 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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