



2 Orchard Cottages
Roecliffe, Boroughbridge, York, YO51 9LX
Guide price £265,000



A TWO BEDROOM MID TERRACE COTTAGE IN THE SOUGHT AFTER VILLAGE OF ROECLIFFE
KITCHEN, SITTING ROOM WITH DOUBLE DOORS ONTO THE REAR GARDEN AREA
QUALITY FIXTURES AND FITTINGS THROUGHOUT
ESTABLISHED GARDENS TO FRONT AND REAR
WITH BRICK BUILT OUTHOUSE AND PATIO AREA PERFECT FOR ALFRESCO DINING
ONE MILE FROM BOROUGHBIDGE TOWN AND THE A1 NOTH AND SOUTH
INTERNAL INSPECTION ESSENTIAL.
EPC C COUNCIL TAX BAND B



Description

Nestled in the charming village of Roecliffe, York, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere.

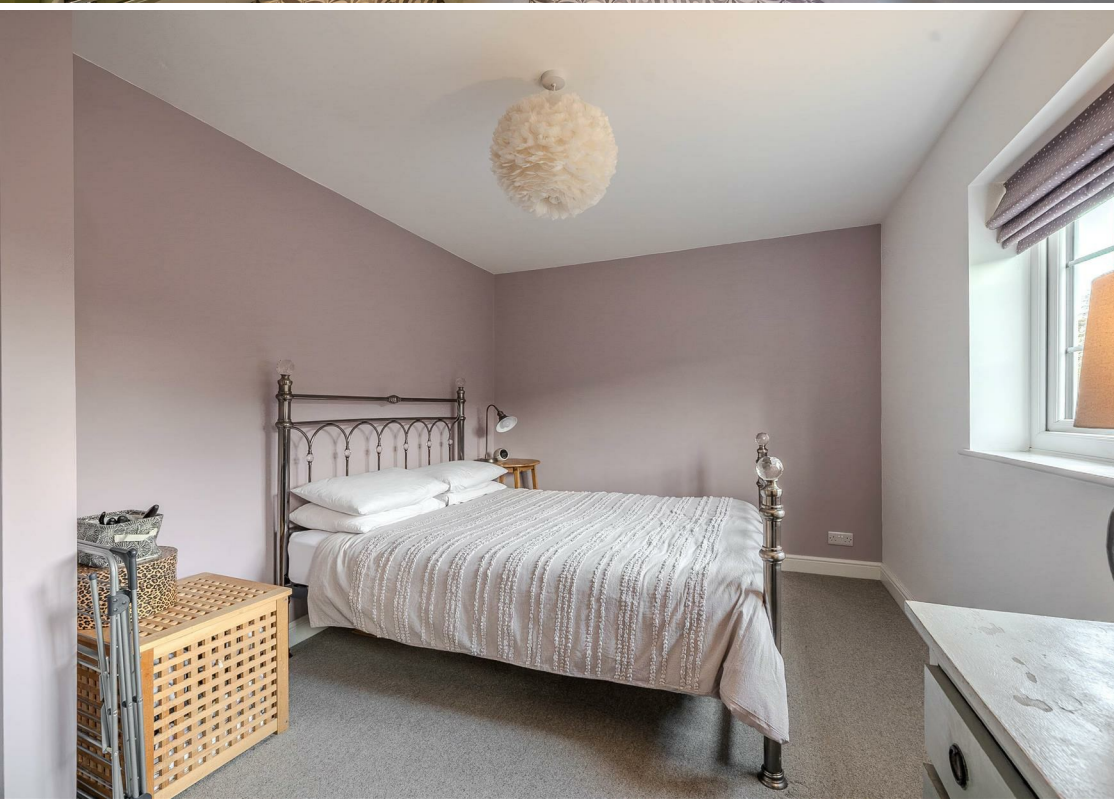
The property features two well-proportioned bedrooms, providing ample space for rest and personalisation. Each room is designed to maximise comfort, making it an ideal retreat after a long day. The bathroom is thoughtfully appointed, ensuring functionality and style for your daily routines.

Roecliffe is a picturesque location, known for its tranquil surroundings and friendly community. Residents can enjoy the benefits of village life while being just a short distance from the thriving town of Boroughbridge and within close proximity of the A1 North and South historic city of York, with its rich heritage, vibrant culture, and a plethora of amenities.

This house presents an excellent opportunity for first-time buyers, small families, or those seeking a peaceful retreat in a desirable area. With its charming features and prime location, this property is not to be missed. Come and experience the delightful lifestyle that Roecliffe has to offer.

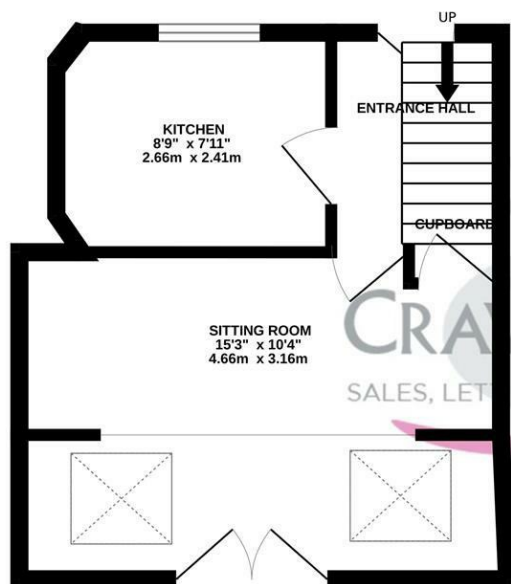
Directions

From the centre of Boroughbridge proceed down the High Street, into Fishergate and turn left at the 'T' junction onto Horsefair. Turn right just past the pedestrian crossing onto Roecliffe Lane and follow this road under the A1 and into Roecliffe village. Orchard Cottages are on the left just before the village green.

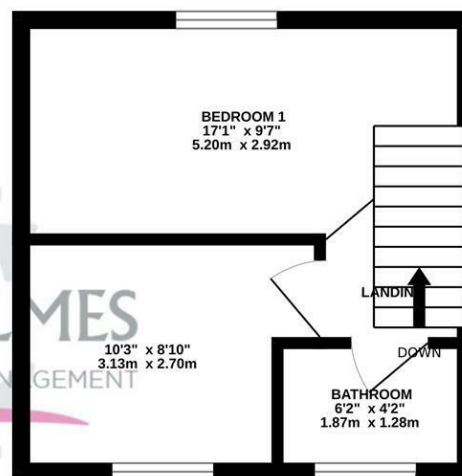




GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



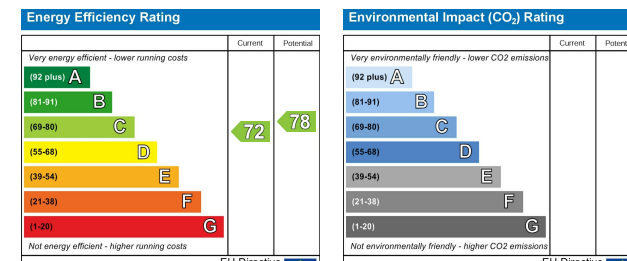
1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.9 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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