







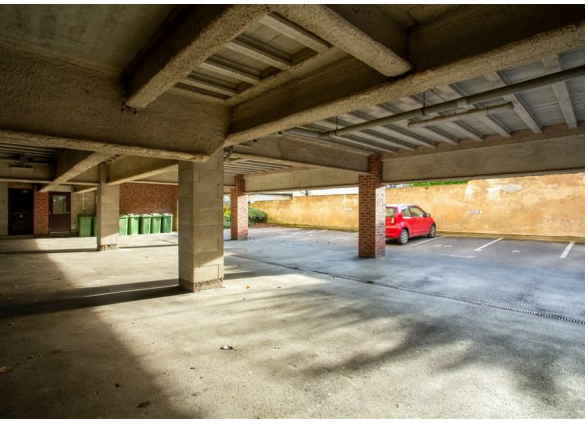
Bridge End House, Boroughbridge
£108,000

An outstanding first floor apartment offered for sale with no onward chain and featuring a modern kitchen, lounge with Juliet balcony, double bedroom, updated shower room and a store.

The property comes with the benefit of new Upvc double glazing throughout, French doors in the living area, Communal gardens and an allocated parking space.









The property is entered via the Communal Hall & Entrance Lobby.

The Kitchen boasts a range of wall and base units, free standing oven with electric hob, composite sink with mixer tap and drainer, as well as ample space for further freestanding appliance's including plumbing for a washing machine.

The living room features an electric fire with a stylish surround and is filled with natural light due to the double doors that open onto the Juliet balcony.

The double bedroom benefits from new UPVC double glazed windows overlooking the rear aspect of the property.

The shower room has been modernized, stylishly tiled with a walk in shower, W/C, Sink with underneath storage.

To the outside of the property there is a communal garden, allocated parking and a store.

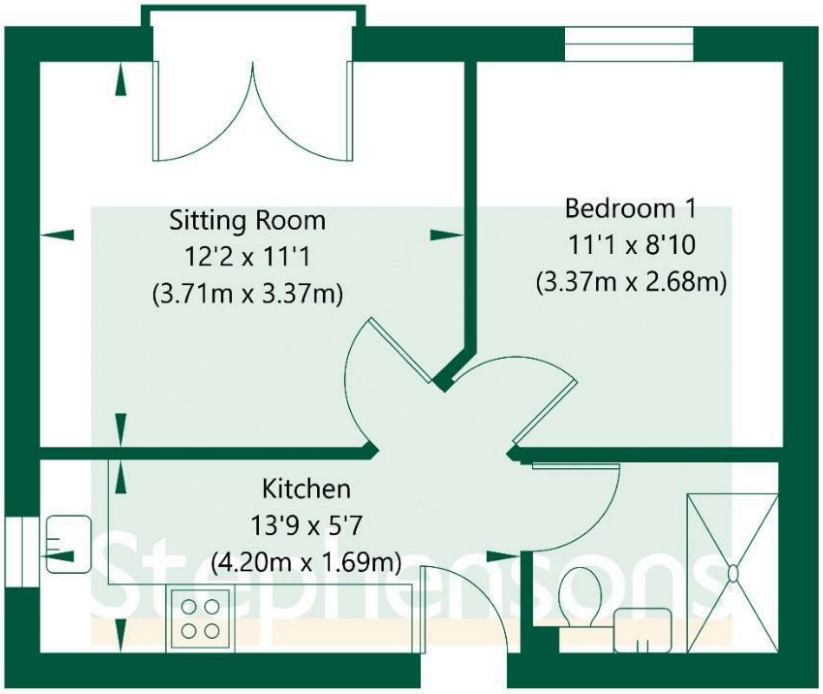
Boroughbridge is a charming historic market town on the banks of the River Ure, offering an appealing blend of countryside living and everyday convenience. Its attractive high street is home to independent shops, cafés, pubs and restaurants, while the surrounding area provides beautiful riverside walks, cycling routes and picturesque villages.

The town is also ideally positioned for the A1(M), providing convenient access to York, Harrogate, Ripon and Leeds. Whether looking for a peaceful place to live, a welcoming community or a well-connected base for work and leisure, Boroughbridge has much to offer.

Annual Maintenance charge £1,830.00 to include building insurance.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

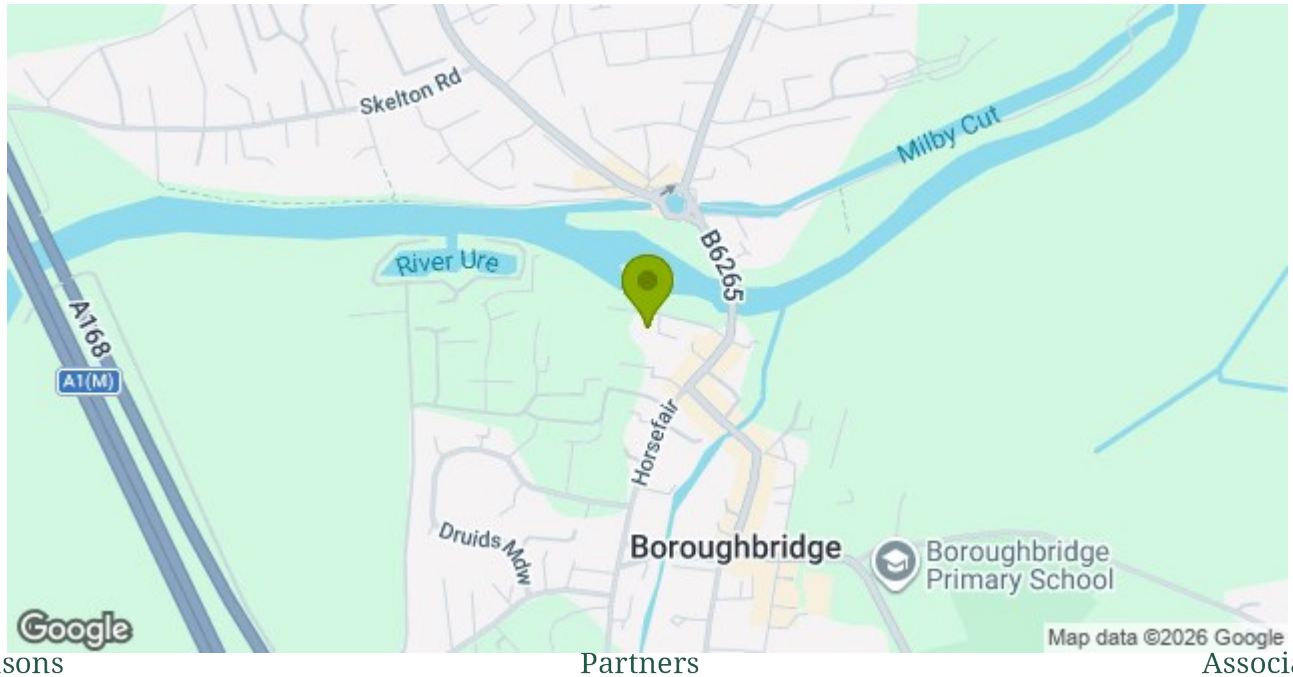
Bridge End House, Boroughbridge, YO51 9LH



Upper Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 360 SQ FT / 33.42 SQ M

N

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 360 SQ FT / 33.42 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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