



The Terrace, Kirby Hill, Boroughbridge Guide Price £315,000

*** FANTASTIC VIEWS ***

A fabulous period terraced property within this excellent village location on the outskirts of Boroughbridge and benefiting from stunning rural views. The property has been thoughtfully and skilfully extended and includes a wonderful open plan living kitchen and three well-proportioned bedrooms.



Accommodation

The property is entered by a timber door to the front elevation which leads into the sitting room. The sitting room is spacious in size with a large bay window to the front elevation providing views of the front garden and landscape beyond. Positioned centrally is a log burning stove with a timber mantle, slate hearth and patterned tiled inlay. The sitting room benefits from underfloor heating which runs through the entirety of the downstairs accommodation.

A timber door from the sitting room leads through into the open plan living kitchen which is located towards the rear of the property. The kitchen has a combination of base, wall and full height storage cupboards with timber preparation surfaces incorporating a Belfast style sink. There is also a stylish breakfast bar and an integrated dishwasher as well as space for a fridge/freezer, washing machine and Range style cooker. Towards the rear of the room is a more relaxed seating area with Velux windows and French doors leading out. There is also an access door into the side passageway which leads to the front garden.

A turned staircase from the kitchen leads up to the open first floor landing.

Located on the first floor are two well-proportioned bedrooms both of which are located towards the front of the property and enjoy enviable views across the fields opposite.

The house bathroom is also located on the first floor and includes a large shower cubicle with tiled splashbacks and dual showerhead, a stylish freestanding bathtub, WC, wash hand basin and heated towel rail.

To the second floor is a substantial double bedroom with ample storage space and additional storage to the eaves. There is also underfloor heating throughout the second floor.

To The Outside

To the outside, the property has a well maintained front garden which is predominately laid to lawn with concrete and stone flagged paths leading from the property to stepped access down to the roadside. There is an access passageway leading down the side of the property which the neighbouring property (number 8) has access rights through. At the rear of the property is a small stone flagged patio area which leads on to a shared access lane. Beyond the access path is a large garden which is currently rented alongside an off-street parking space.

Energy Efficiency

The property's current energy rating is C (74) and has the potential to be improved to an EPC rating of B (82).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

Council Tax: C - North Yorkshire Council

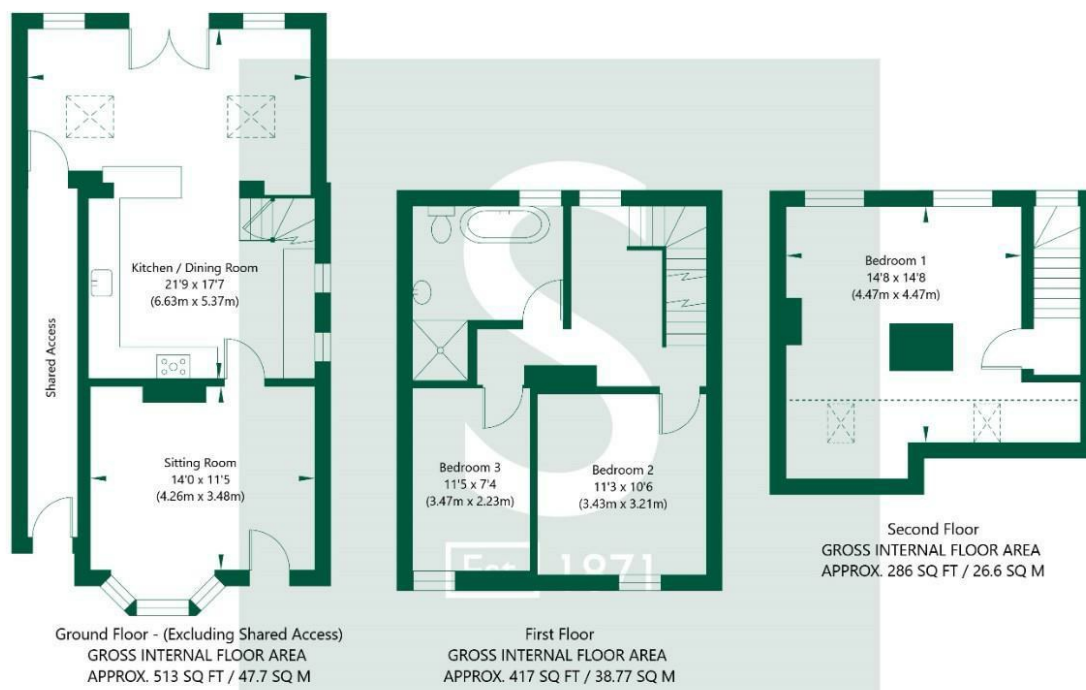
Current Planning Permission: No current valid planning permissions

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

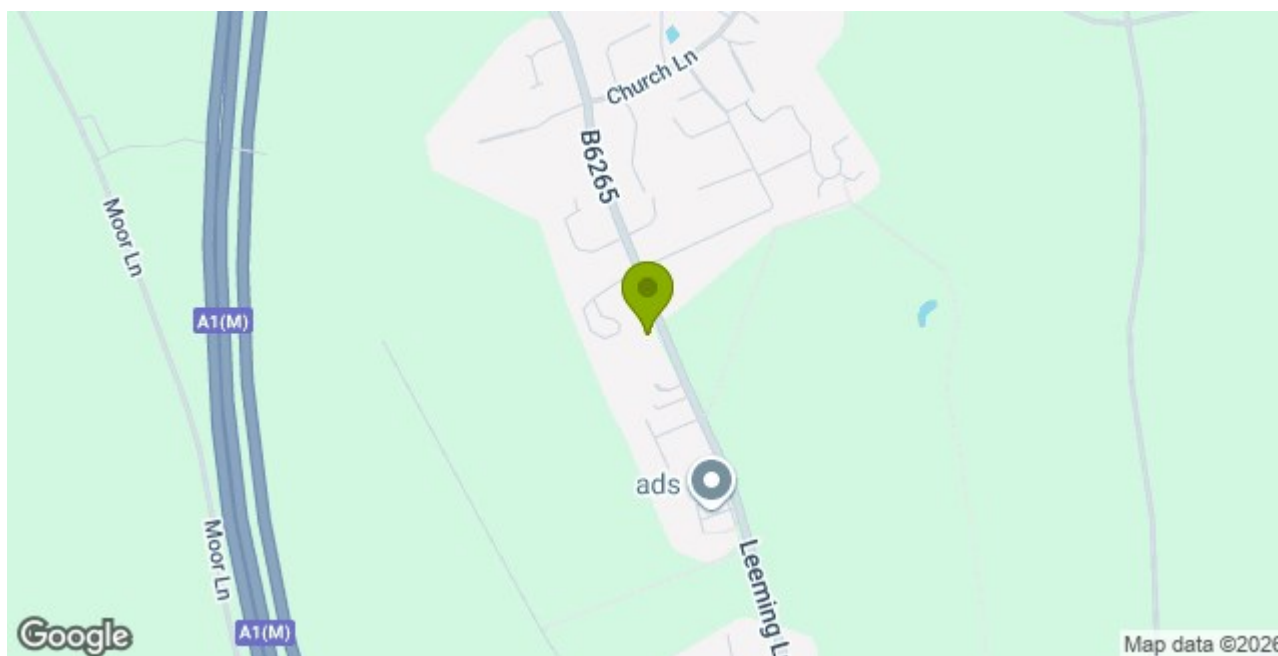
Agents Note

The garden is currently rented alongside off street parking, the rent is to be negotiated prior to sale with the 3rd party.

The Terrace, Boroughbridge, YO51 9DQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1216 SQ FT / 113.07 SQ M - (Excluding Shared Access)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

