



Roecliffe Lane, Boroughbridge Guide Price £219,995

A beautifully presented 2 bedroom cottage featuring a sitting room with exposed beams and electric log burner style fire, fabulous dining kitchen with pantry, stylish ground floor bathroom and a charming walled courtyard to the rear.

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Inside

The ground floor living space on offer provides a delightful sitting room with exposed beams and a fabulous reclaimed redbrick feature fireplace and a stripped pine period door leading into an inner lobby with staircase and a step down into an impressively appointed 14'6" (4.42m) long dining kitchen which was restyled in 2020 to feature a range of contemporary base and wall storage cupboards and integrated appliances to include a fridge, oven and hob complemented by exposed beams, tiled floor and a pantry.



A rear lobby leading off the dining kitchen features a storage cupboard, access out into the courtyard and stripped pine period door into a stylish bathroom featuring a heated towel rail and a dual head shower over the bath.

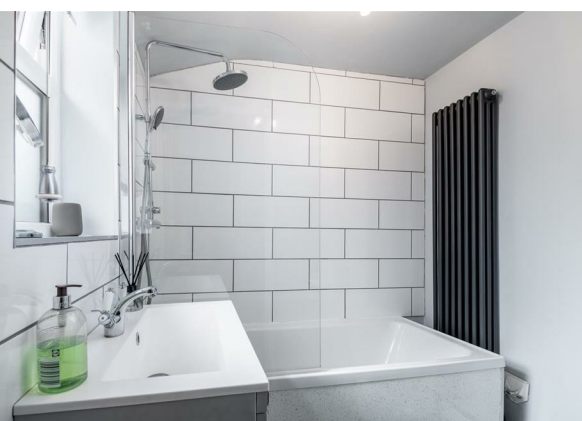
The first floor landing leads off with a step down and stripped pine period door into a generous 15'0" (4.57m) long principal bedroom and a 2nd double bedroom with a sliding barn style door and built-in wardrobe.



Other internal features of note include gas fired radiator central heating (installed in 2020) and double glazing. We have also been informed by the Vendor that the property was re-wired and re-plastered throughout in 2020.

Outside

Externally there is a small elevated front garden and parking is "on street". At the rear there is a charming walled courtyard with gated pedestrian access out into a service lane off Cherry Lane. The courtyard features a small lawn, seating area and a useful brick built utility/storage shed (7'4" x 5'9") with stable style door, power, light and plumbing for a washing machine.



Energy Efficiency

The property's current energy rating is 56 (D) and has the potential to be improved to an EPC rating of 86 (B).

Services

We have been informed by the Vendor that all mains services are connected to the property.

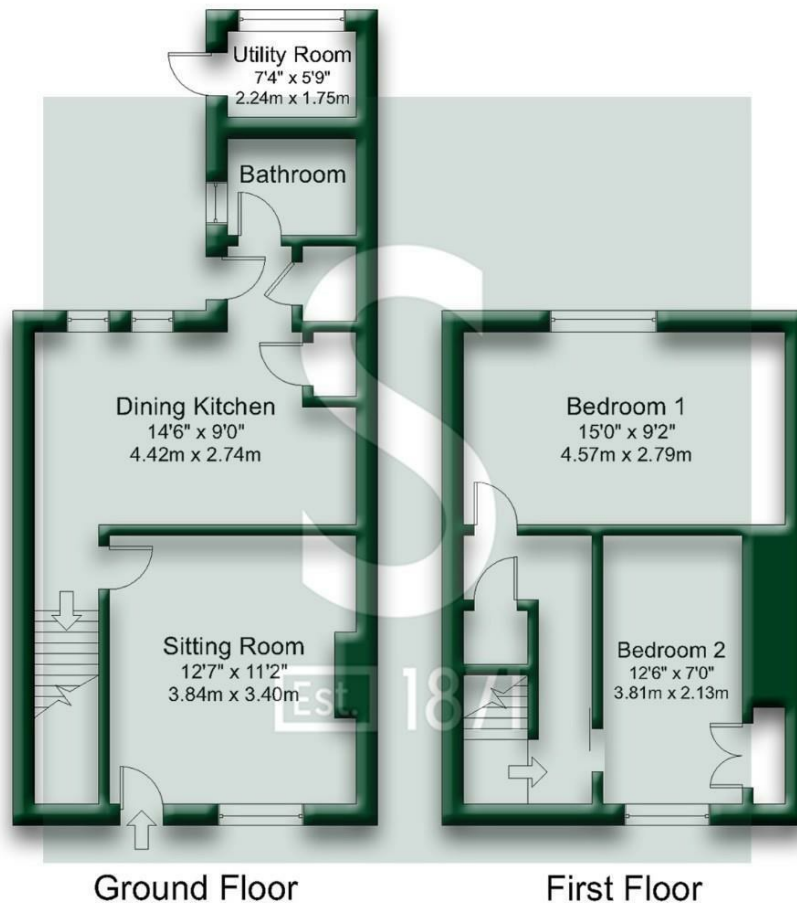
Tenure

We have been informed by the Vendor that the property is freehold.

Council Tax & Postcode

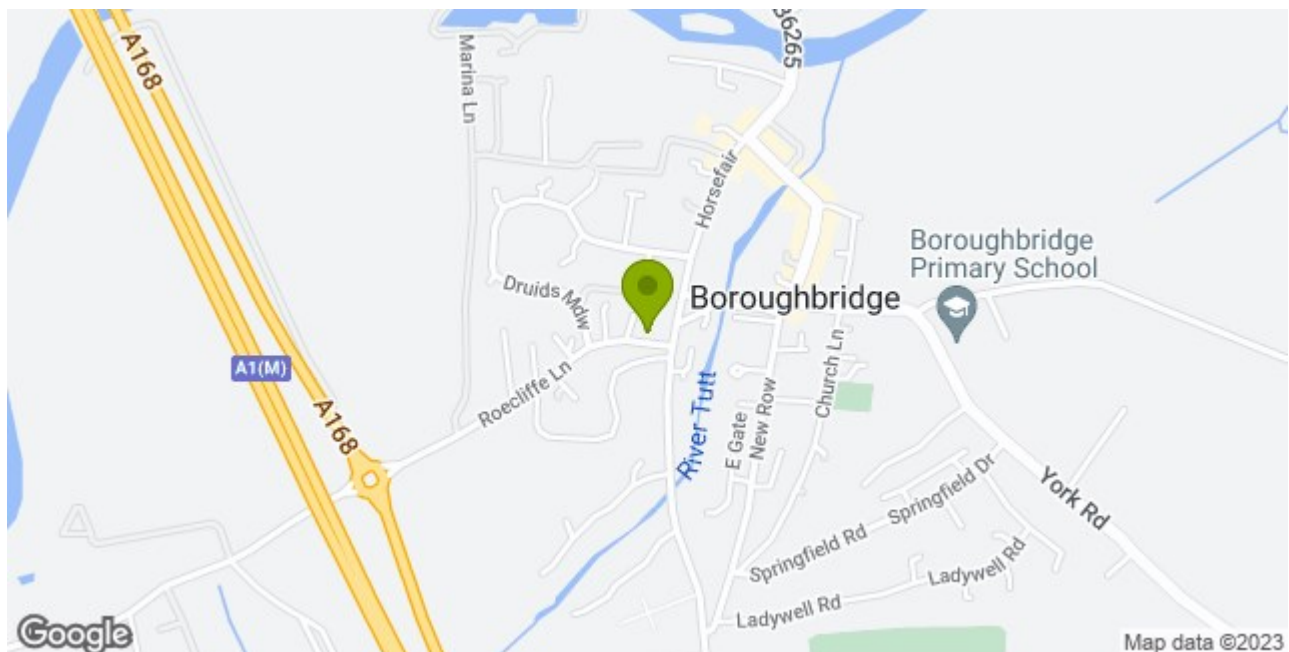
This property is within North Yorkshire Council and the tax band is B. The property's postcode is YO51 9LN





Gross internal floor area excluding Utility Room (approx.): 70.6 sq m (760 sq ft)

Not to Scale.
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