



18b High Street, Boroughbridge YO51 9AW

Stephensons



An internal inspection is essential to appreciate this surprisingly spacious 2 bedroom 1<sup>st</sup> & 2<sup>nd</sup> floor duplex apartment discretely positioned within the heart of Boroughbridge's town centre allowing easy access to a host of local amenities. The apartment benefits from an allocated parking space within a courtyard setting to the rear and it is offered with vacant possession and free of any onward chain.

Harrogate Borough Council - Tax Band A

Viewings via Boroughbridge Office 01423 324324

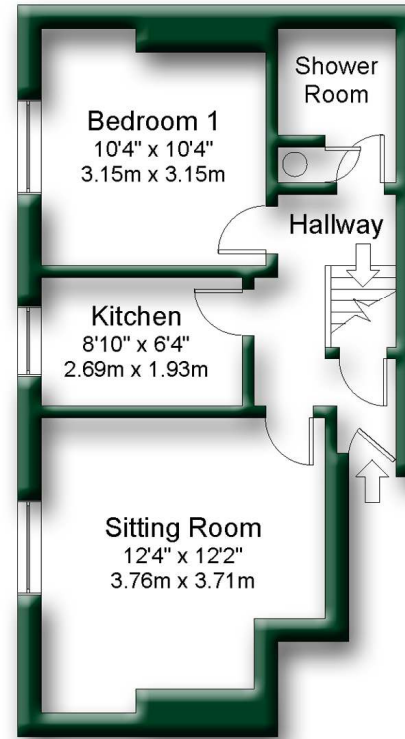
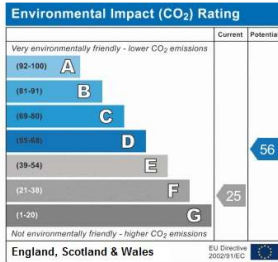
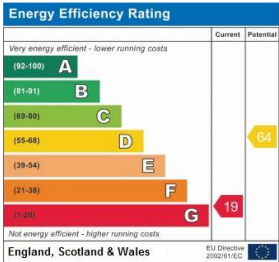


A ground floor communal entrance leads up to the apartment's private hallway with storage cupboard, staircase and doors leading off into a sitting room, galley style kitchen with base and wall storage cupboards complemented by a built-in oven and hob, integrated fridge and a freestanding washing machine. The master bedroom features an attractive period style fireplace and is served by a tastefully appointed shower room.

The 2<sup>nd</sup> double bedroom forms part of an impressive attic conversion and enjoys roof top views. Other internal features of note include night storage heating and double glazing.

Externally there is an allocated parking space within Smiths Court off Back Lane and discrete access onto the High Street.

The apartment is offered with the residue of a 999 year lease which commenced in 2004 and the owner of 18b will automatically become a shareholder of Boroughbridge High Street Management Company. We have also been informed that there is an annual Service Charge of £500 which includes Buildings Insurance.



First Floor



Second Floor

Gross internal floor area excluding Eaves (approx.): 46.9 sq m (505 sq ft)  
Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.  
Not to Scale. Copyright © Apex Plans.

### Services

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

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

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