



## The Terrace, Kirby Hill, Boroughbridge

Offers Over £300,000

**Stephensons**  
estate agents & chartered surveyors

# S

Est. 1871

## The Terrace, Boroughbridge YO51 9DQ

Offers Over £300,000

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.

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



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  
EPC Rating: C (74)  
Current Planning Permission: No current valid planning permissions

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



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, 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.

Agents Note: The garden is currently rented for £70 per annum alongside off street parking.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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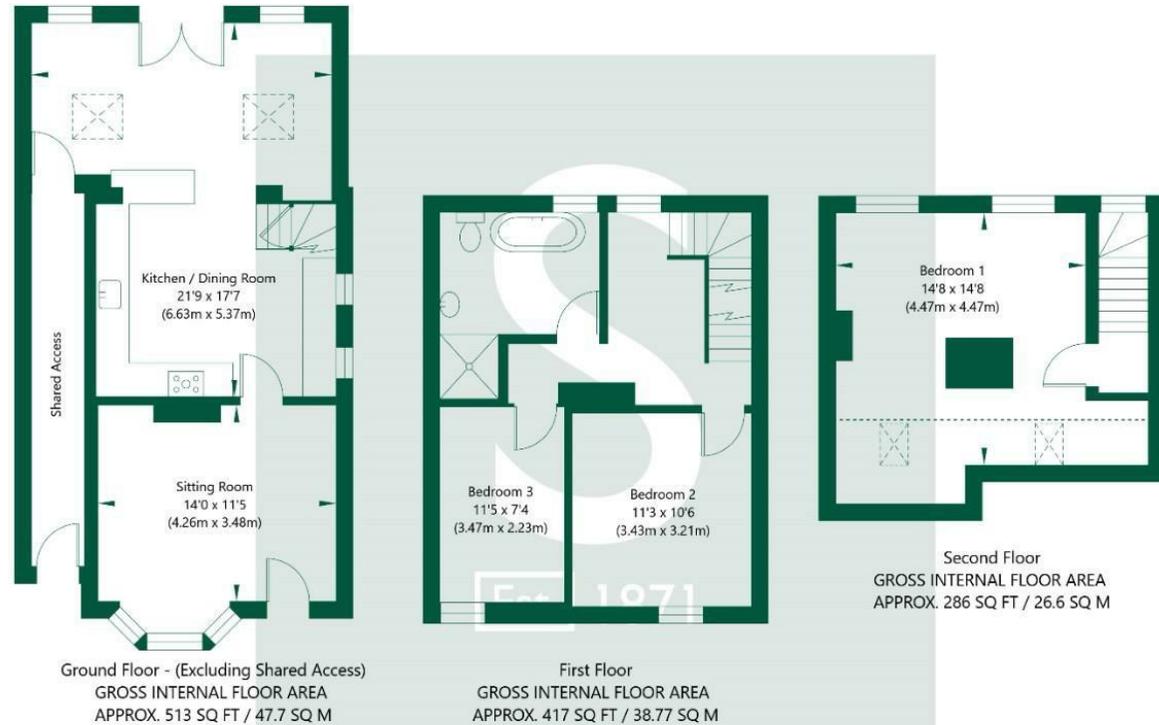
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1216 SQ FT / 113.07 SQ M - (Excluding Shared Access)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.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