



Horsefair, Boroughbridge, York Guide Price £450,000

*** NO ONWARD CHAIN ***

A substantial 3 bedroom period property providing over 2,150 sq ft of flexible living accommodation that will appeal to both house and bungalow hunters alike complemented by off road parking and a south facing rear garden, within a short walk of the High Street.



Property Overview

Believed to have been originally built around 1900 specifically for a “bath chair bound retired sea Captain”, the property stands proudly on Horsefair, is in level walking distance of a host of local amenities and is blessed with a wealth of period charm and character providing over 2,150 sq ft of flexible living accommodation across 2 floors that will appeal to both bungalow and house hunters alike.

Inside

The expansive ground floor living accommodation on offer briefly comprises of an entrance lobby with original doors and stained glass insets and a long hallway leading to a spacious reception hall with cloakroom/wc, elegant staircase and stripped pine period doors leading off into an impressive 28'2" long living room with gas fired stove and a fabulous 30'0" long split-level dining kitchen with rear garden access, extensive worktops, generous storage, central island with dining bar and recessed wine rack complemented by a useful utility room and a 2nd cloakroom/wc leading off.



The ground floor also features a principal bedroom with a luxuriously appointed en-suite bathroom with freestanding contemporary bath tub and a separate walk-in shower plus 1 further double bedroom.

The first floor landing provides generous built-in storage and doors leading off into a 3rd double bedroom and a separate bathroom.



Other internal features of note include gas fired radiator central heating (new boiler installed in 2022) and a mix of sealed unit double glazed windows and single glazed sash windows.

Outside

Externally the front garden is enclosed by the original wrought iron railings and a driveway to the side of property provides off road parking. The south facing rear garden offers a lawned and paved seating area.



Services

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

Energy Efficiency

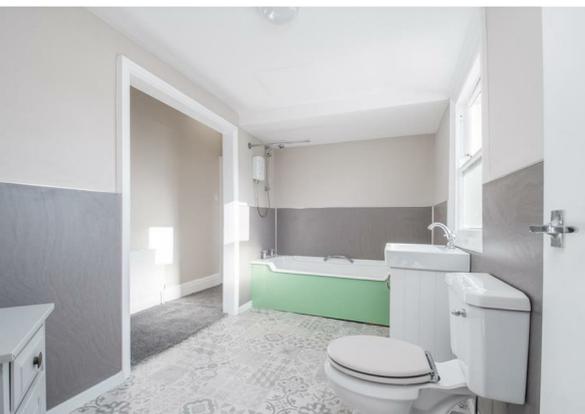
This property's current energy rating is D and has the potential to be improved to an EPC rating of C.

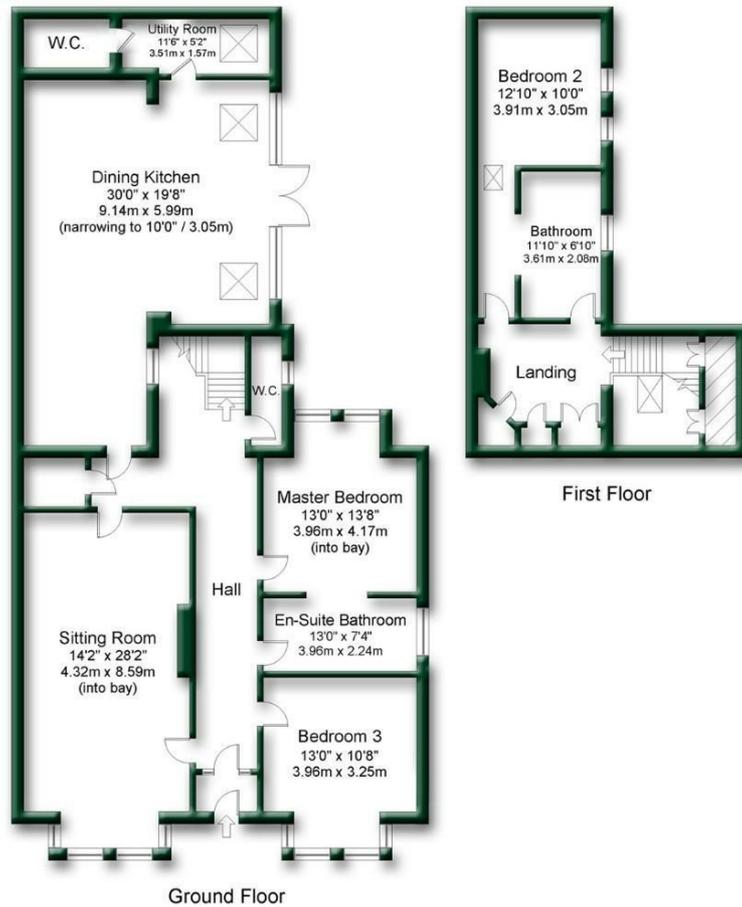
Council Tax & Postcode

This property is within North Yorkshire Council and is in tax band C. The property's postcode is YO51 9AD.

Tenure

The property is freehold.





Gross internal floor area (approx.) 199.9 sq m (2,152 sq ft) Not to Scale



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