



Church Mews, Boroughbridge Guide Price £225,000

*** NO FORWARD CHAIN ***

A good-sized and well presented cottage situated in this excellent location, within short walking distance to Boroughbridge's town centre and local amenities. The property has two double bedrooms as well as a garage and off-street parking and is available for sale with vacant possession and no forward chain.



Accommodation

The property is entered via a UPVC double glazed door into a porch area and then into the sitting room. The sitting room is spacious in size with a large bay window to the front elevation, allowing light to flow into the room, with timber flooring and benefits from an electric log burner effect fireplace and a convenient understairs storage cupboard.

The kitchen is located towards the rear of the property and has a combination of base and wall storage units. Laminate preparation surfaces incorporate a stainless steel sink with drying area and there is an integrated Hotpoint electric cooker with four ring electric NEFF hob with extractor over. The kitchen has a handy storage cupboard as well as space for a freestanding fridge/freezer, dishwasher and washing machine. A convenient access door to the rear elevation leads out to the property's courtyard.

Stairs from the sitting room lead up to the first floor living accommodation. The property has two well-proportioned double bedrooms both of which have recessed storage wardrobes.

The house bathroom has fully tiled walls and comprises a three-piece suite including bathtub with shower over, wash hand basin, WC and heated towel rail. There is also a convenient airing cupboard which also contains the hot water cylinder.

To The Outside

To the outside, the property has a stone flagged enclosed rear courtyard which includes an external cold water tap. A gated entrance leads out to the property's garage which has an 'up and over' door and power/lighting within. There is also a brick paved driveway providing off street parking. To the front of the property is a low maintenance garden with a flagged path leading up to the entrance door.

Energy Efficiency

The property's current energy rating is C (69) and has the potential to be improved to an EPC rating of C (77).

Additional Information

Tenure: Freehold

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

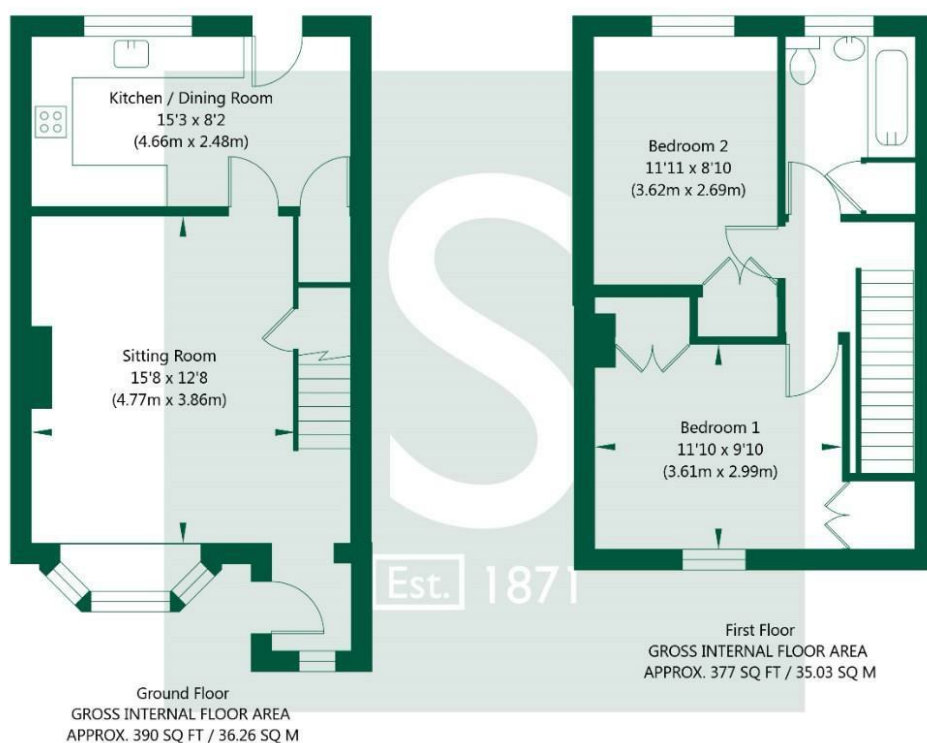
Broadband Coverage: Up to 76* Mbps download speed

Council Tax: C - North Yorkshire Council

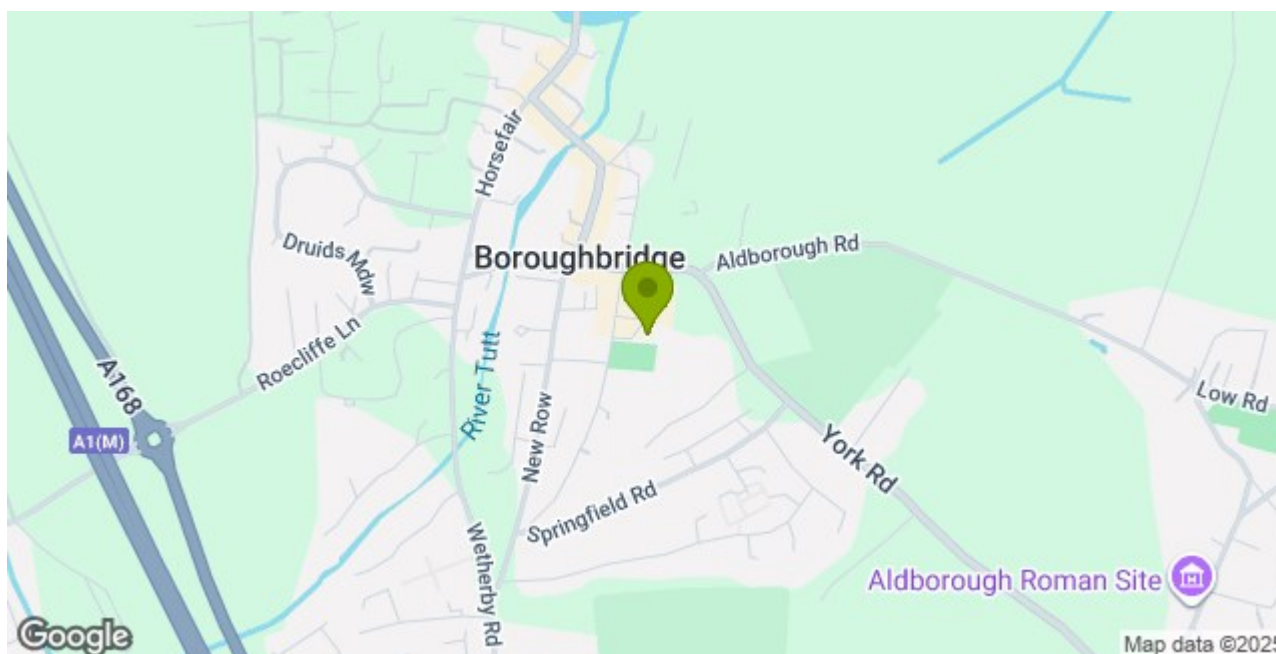
Current Planning Permission: No current valid planning permissions

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

Church Mews, Boroughbridge, York, YO51 9NZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 767 SQ FT / 71.29 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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