



33 Waterside Boroughbridge
York, YO51 9GE
Guide Price £295,000

 4  3  1  D

WITH NO ONWARD CHAIN, A FOUR BEDROOM THREE BATHROOM SPACIOUS AND HIGHLY VERSATILE THREE STOREY TOWNHOUSE IN NEED OF COSMETIC IMPROVEMENT, OFFERING WELL PROPORTIONED ACCOMMODATION INCLUDING A GROUND FLOOR BEDROOM SUITE, FIRST FLOOR LIVING WITH FULL WIDTH TIMBER BALCONY OFFERING GLIMPSES TOWARDS THE RIVER URE AND THREE FURTHER BEDROOMS WITH A COURTYARD GARDEN, DOUBLE WIDTH DRIVEWAY AND INTEGRAL GARAGE

Mileages: Ripon - 7.5 miles, Harrogate - 10.5 miles, Easingwold - 12 miles, York - 18 miles, (Distances Approximate).

With Double Glazed Windows, Gas Central Heating, In need of Modernisation

Reception Hall, Groundfloor Guest Bedroom with Ensuite and Rear Courtyard

First Floor Landing with Cupboard Space, Sitting Room with Adjoining Balcony, Kitchen/ Diner.

Second Floor Landing, Principal Bedroom with Ensuite, 2 Further Bedrooms, Family Bathroom.

Outside: Driveway, Single Garage.

Entered via a storm porch illuminated by subtle low voltage LED lighting, a composite part glazed, leaded entrance door opens into a generously proportioned RECEPTION HALL, where a turning staircase rises to the upper floors and features a useful under the stairs storage cupboard and internal access to an INTEGRAL GARAGE.

To the rear of the ground floor lies a versatile GROUND FLOOR BEDROOM, enhanced by PVC French doors opening directly onto a pleasant, FULLY ENCLOSED COURTYARD GARDEN with gated rear access an ideal guest suite or additional reception space. Adjoining is an EN SUITE SHOWER ROOM, fitted with a corner shower, pedestal wash hand basin and low suite WC, complemented by part-tiled walls and a radiator.

A turned staircase leads to the first floor LANDING where a further staircase continues to the second floor and doors branch off to the principal living accommodation.

There is a useful airing cupboard housing the hot water cylinder with shelving above, in addition to further storage provisions.

Positioned to the front, the KITCHEN DINING ROOM enjoys pleasant outlooks through timber framed windows. The kitchen is comprehensively fitted with a range of wall and base units, complemented by beech effect work surfaces and tiled splashbacks. There is provision for an electric cooker with chimney style extractor above, along with space and plumbing for a dishwasher and further space for a freestanding fridge freezer. A defined dining area sits comfortably to one side beneath decorative ceiling coving.

A six panel door opens into the SITTING ROOM, where PVC French doors, flanked by timber windows, lead out onto an elevated timber balcony with glimpses towards the River Ure beyond. The room is further enhanced by coving to the ceiling.

To the second floor a LANDING with loft access leads to further bedrooms. TWO BEDROOMS to the front benefit from fitted wardrobes, while to the rear;

The PRINCIPAL BEDROOM features a range of fitted





furniture including wardrobes, cupboards and a dressing table, alongside a door leads to an EN SUITE SHOWER ROOM with tiled walls, corner shower, vanity basin, low suite WC and a vertical towel radiator.

The remaining bedrooms are served by a fully tiled HOUSE BATHROOM, fitted with a white three piece suite comprising a panelled bath with electric shower over and side screen, pedestal wash hand basin with chrome mixer tap, low suite WC and a vertical towel radiator.

OUTSIDE The property benefits from a double width driveway providing off-street parking for two vehicles, which in turn leads to the INTEGRAL GARAGE (19'10 x 9'3). Aswell as the rear ground floor courtyard and elevated timber balcony.

LOCATION - Boroughbridge lies approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

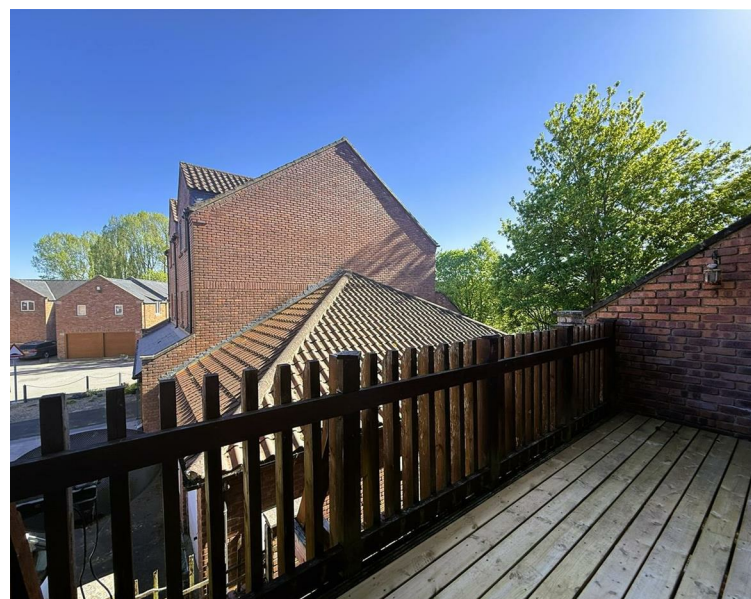
POSTCODE – YO51 9GY
COUNCIL TAX BAND – D
TENURE – Freehold

SERVICES - Mains water, electricity and drainage, with mains gas central heating.

DIRECTIONS - From Boroughbridge High Street proceeding down turning left onto Fishergate and continuing to the T-junction. Take a right hand turning onto Horsefair, proceed over the bridge and upon reaching the roundabout proceed straight across, signposted towards Langthorpe. After a short distance take a left hand turning into The Moorings. Proceed a short distance where upon No 33 positioned on the left hand side.

VIEWING - Strictly by prior appointment through the selling agents, Churchills Tel: 01423 326889 Email: easingwold@churchillsyork.com.

AGENTS NOTE: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



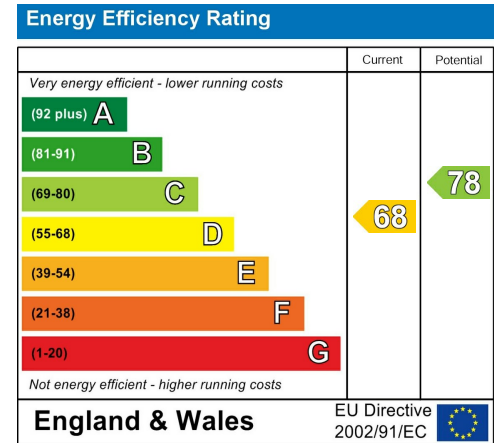
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.