



11 Stable Mews Boroughbridge

York, YO51 9RD

£250,000

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A BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE SET IN A PRIME POSITION WITH AN OPEN ASPECT TO THE FRONT, A RELATIVELY NEW BUILT WHICH HAS BEEN METICULOUSLY MAINTAINED, WITH LANDSCAPED FRONT AND REAR GARDENS, TWO PARKING SPACE WITH AN EV CHARGING POINT, ALL WITHIN THE HIGHLY ACCESSIBLE TOWN OF BOROUGHBIDGE

MILEAGES: RIPON - 7.5 MILES, HARROGATE - 10.5 MILES, EASINGWOLD - 12 MILES, YORK - 18 MILES, (DISTANCES APPROXIMATE)

Reception Hall, Living/ Dining Room, Kitchen, Cloakroom/WC.

First Floor Landing, 2 Double Bedrooms, House Bathroom.

Outside - Front Garden, Rear Garden with Patio, Gardens and Patio. Off-Road Parking for Two Vehicles and a EV Charger.

VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE.

With UPVC Double Glazing, Gas Fired Central Heating, Modern Internal Panelled Doors, Balance of the Builders Structural Warranty.

Under a canopy porch a composite part glazed entrance door opens into a welcoming RECEPTION HALL with a turned staircase rising to the first floor. An open archway leads to the kitchen whilst to the other side a door leads to;

CLOAKROOM/WC with a wall mounted corner basin and tiled splash back.

KITCHEN a range of modern wall and base units with curved edge worktops and matching up stands is paired with integrated appliances including slimline dishwasher, washing machine and a fridge/freezer. A central gas hob with chrome splash back and concealed extractor. From the sink, the view extends over the neatly kept front garden to the open aspect beyond.

From the hall a door leads to a SPACIOUS SITTING/DINING ROOM with an eye-catching feature textured wall and space for both lounge and dining furniture. A deep under the stairs cupboard provides useful storage. Whilst to the very rear French doors with matching vertical side slits lead out to the garden, opening directly onto a paved patio perfect for summer evenings and alfresco entertaining.

Stairs rise to the FIRST FLOOR LANDING with loft access and connects to two generous double bedrooms to the front and rear.

To the rear, a beautifully decorated PRINCIPAL





**BEDROOM** stretches the full width of the house.

To the front, the **SECOND BEDROOM** enjoys dual windows capturing long views over the open green and a tree lined backdrop.

The **HOUSE BATHROOM** is finished with a white suite comprising a panelled bath with thermostatic controlled shower over and folding screen, wall hung wash basin with chrome mixer tap, and low-suite WC.

**OUTSIDE** to the front garden is mainly laid to lawn, bordered by maturing shrubs, with a pathway leading to the entrance and a gated side path providing access to the rear.

The rear boasts a full width paved patio and an adjoining, mainly laid to lawn garden with planted borders, a raised vegetable plot framed with railway sleepers, and a timber storage shed to the very rear.

A timber gate leads out to the rear and beyond to two car parking spaces and an EV charger.

**LOCATION** - Boroughbridge lies approximately 12 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.

**SERVICES** - Mains Water, Electricity and Drainage, Mains Gas Central Heating.

**POSTCODE** - YO51 9RD

**COUNCIL TAX BAND** - B

**DIRECTIONS** - From Boroughbridge High Street proceed north along New Row turning left on to Wetherby Road, going straight on at the Morrisons roundabout. Take the last turning before the A1 roundabout to Aldborough and then take the first left. Turn right at the T-junction following the road round to the right. Continue for some distance taking the right hand turn whereupon No.11 is on the left hand side straight ahead.

**VIEWINGS** - Strictly by prior appointment through the selling agents, Churchills, 01347 822800 or email [easingwold@churchillsyork.com](mailto: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

**Ground Floor**  
321 sq.ft. (29.8 sq.m.) approx.

**1st Floor**  
310 sq.ft. (28.8 sq.m.) approx.

**Sitting/Dining Room**  
16'2" x 13'1"  
4.93m x 3.99m

**Kitchen**  
9'1" x 9'1"  
2.77m x 2.77m

**Bedroom 1**  
13'0" x 10'6"  
3.96m x 3.20m

**Bedroom 2**  
13'1" x 8'4"  
3.99m x 2.54m

**TOTAL FLOOR AREA** : 631 sq.ft. (58.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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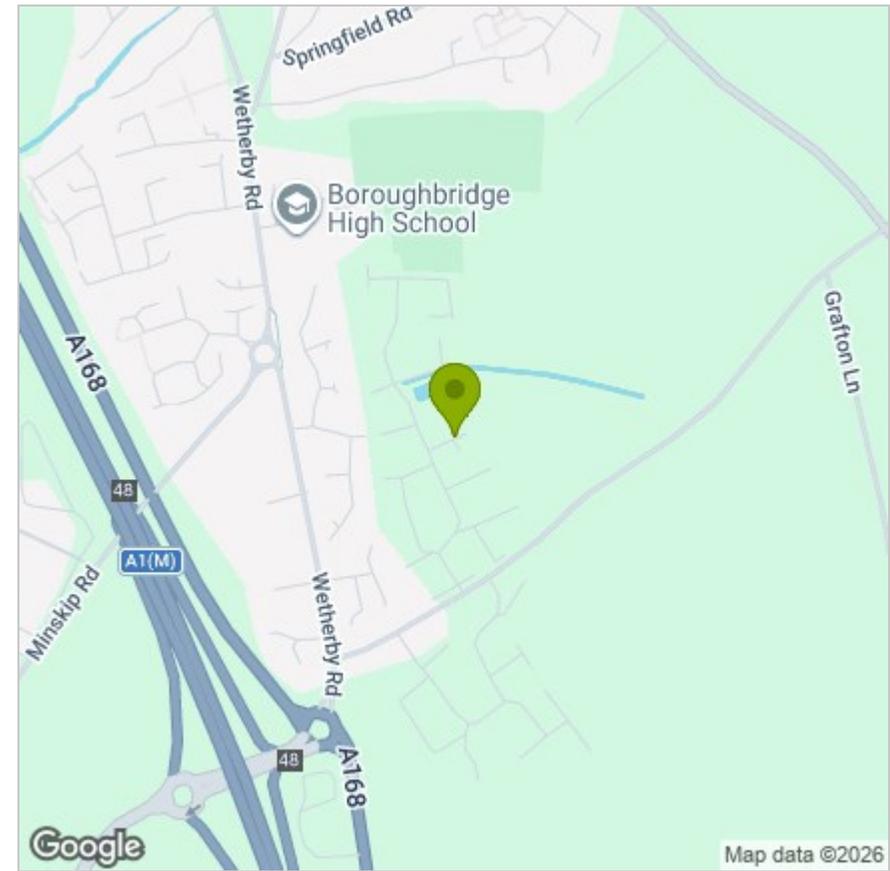
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# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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