



14 Harness Lane
Boroughbridge, York, YO51 9PF
Guide price £210,000



NO ONWARD CHAIN* GREAT STARTER HOME* INVESTMENT PROPERTY*
TWO BEDROOM END-TERRACE HOUSE SITUATED IN A CUL DE SAC WITHIN A SOUGHT AFTER DEVELOPMENT CONVENIENTLY PLACED FOR LOCAL SCHOOLS, SHOPS, AMENITIES AND THE A1M NORTH AND SOUTH
IN NEED OF SLIGHT MODERNISATION
FEATURES INCLUDE A GARAGE AND OFF STREET PARKING,
BREAKFAST KITCHEN, SITTING ROOM WITH UNDER-STAIRS STORAGE,
TWO BEDROOMS AND BATHROOM.
GARDENS TO FRONT AND REAR. EPC E . COUNCIL TAX BAND B.



Summary

Nestled in the charming town of Boroughbridge, York, this delightful end-terrace house on Harness Lane offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property features a well-appointed bathroom, ensuring all your daily needs are met with ease. The kitchen, while not specified, typically offers ample space for culinary pursuits, making it a delightful area for cooking and dining.

Located in the heart of Boroughbridge, residents will enjoy easy access to local amenities, including shops, cafes, and parks, all within a short stroll. The town is well-connected to nearby cities, making it an excellent choice for commuters.

This end-terrace house on Harness Lane presents a wonderful opportunity for those looking to settle in a friendly community with a rich history and beautiful surroundings. Whether you are a first-time buyer or seeking a rental property, this home is sure to impress. Don't miss the chance to make it your own.

Description

Entrance Hall - With useful space for hanging coats, stairs to the first floor and access into the sitting room.

Sitting Room - 2.97 x 4.67 - With feature fire surround and useful under stair cupboard.

Dining Kitchen - 2.36 x 3.91 - Kitchen with window to the rear elevation, a range of base and wall units with work top over, space for a fridge freezer and space and plumbing for a washing machine. Space for a small table and chairs.

Master Bedroom - 2.79 x 3.92 - A double room with a range of fitted wardrobes and two windows to the front elevation

Bedroom Two - 2.07 x 3.45 - A single room with window to the rear aspect.

Bathroom - 1.47 x 2.36 - With obscure glazed window to the rear elevation, bath with over head shower, wash basin and low level WC, part tiled wall and wall mounted heated towel rail.

This lovely property boasts a spacious and well-maintained open lawn garden located at the front of the house, which provides a welcoming entrance to the property. The driveway, is conveniently situated adjacent to the front lawn. Additionally, the property features a single garage located in a block of three, which is perfect for storing a vehicle or additional storage space.

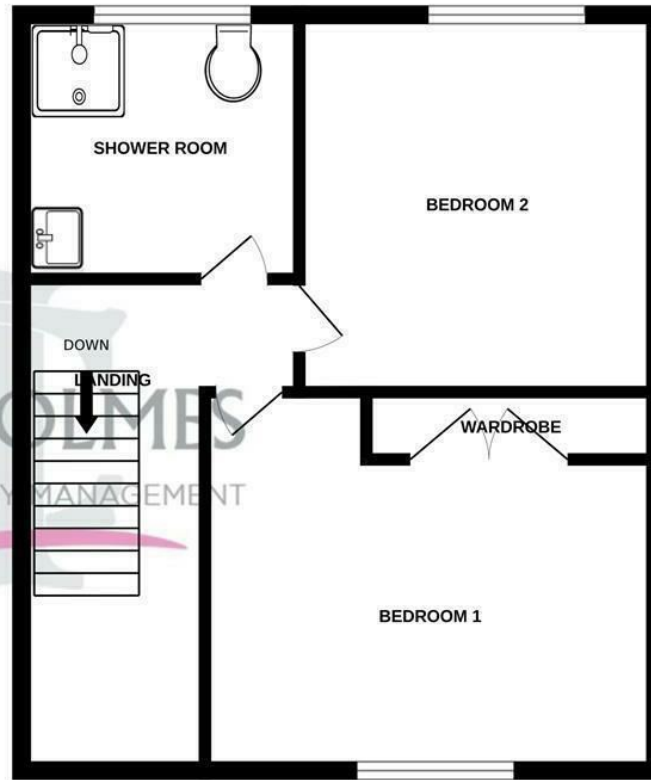
Moving towards the rear of the property, you will find a enclosed garden that is perfect for outdoor activities, entertaining guests, or simply relaxing.





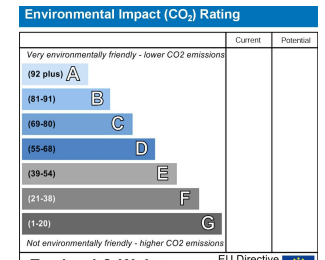
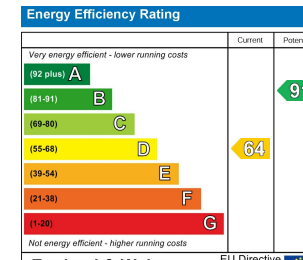
GROUND FLOOR

1ST FLOOR



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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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