



2 Minerva Court
Boroughbridge York, YO51 9PB

Guide price £117,500



A DECEPTIVELY SPACIOUS TWO BED FIRST FLOOR APARTMENT WITH RIVER VIEWS WITHIN WALKING DISTANCE OF BOROUGHBRIDGE TOWN

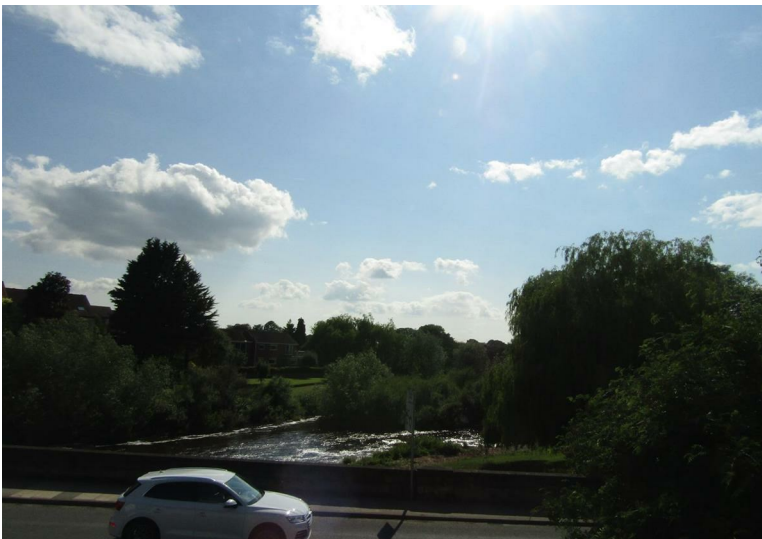
EXCLUSIVE RETIREMENT DEVELOPMENT FOR THE OVER 55

WITH MODERN KITCHEN , SITTING ROOM WITH RIVER VIEWS

SHOWER ROOM AND LARGE LOFT SPACE WITH PULL DOWN LADERS AND LIGHT WITHIN

COMMUNAL GARDENS IDEAL HOME OR INVESTMENT

NO ONWARD CHAIN EPC C



Description

This LOVELY two- bedroom apartment, located on the first floor of a highly regarded development exclusively designed for individuals aged over 55, includes a private ground floor entrance. The well laid layout comprises a sitting room, a modern fitted kitchen, two bedrooms, and a shower room. The property offers excellent pedestrian access to the town centre of Boroughbridge, local parks, and scenic riverside walks. It is equipped with double glazing (FITTED IN 2024) and gas central heating, and is available with no onward chain. Additionally, the property benefits from communal parking and landscaped gardens. Energy Performance Certificate Rating: C.

ENTRANCE HALL: Accessed from the ground floor, featuring private external access and stairs leading to the first- floor apartment.

LANDING HALL: Includes a lockable door providing access to the stairs and entrance hall, along with two practical storage cupboards. Access to the loft space with a recently fitted pull down ladder, with two LED strip lights

SITTING ROOM: Presents dual aspects to the side and front elevations, offering views over the River Ure. The room is fitted with a television point, a radiator, and a connection to the kitchen.

BREAKFAST KITCHEN: This modern fitted kitchen is equipped with a range of base and wall units, featuring a granite worktop, Bosh gas hob with an extractor fan, and oven, and space with plumbing for a washing machine. Additional features include a radiator, recessed led spot lighting, under cupboard lighting and a window overlooking the front aspect with views of the River Ure.

MASTER BEDROOM: A spacious double room complete with a built- in wardrobe, a radiator, and a window facing the rear aspect.

BEDROOM TWO: This room includes a rear- facing window, a radiator, and a convenient storage area.

SHOWER ROOM: Comprises a double shower unit, a low-level WC, and a hand wash basin, featuring fully tiled walls, recessed spot lighting, and a heated towel rail.

EXTERNALLY: The property features communal parking and beautifully maintained gardens.

Location

Located within an easy walk of the centre of the popular and well served town of Boroughbridge which offers a traditional high street of independent traders, a large supermarket, doctor and dental surgeries, sports clubs, leisure centre attached to the school which is open to the public outside normal school hours and a bus service connecting to York and Ripon. The nearby A1 motorway offers a convenient daily commuting link to the business conurbations of west and south Yorkshire as well as connecting to the M1 and M62.

Directions

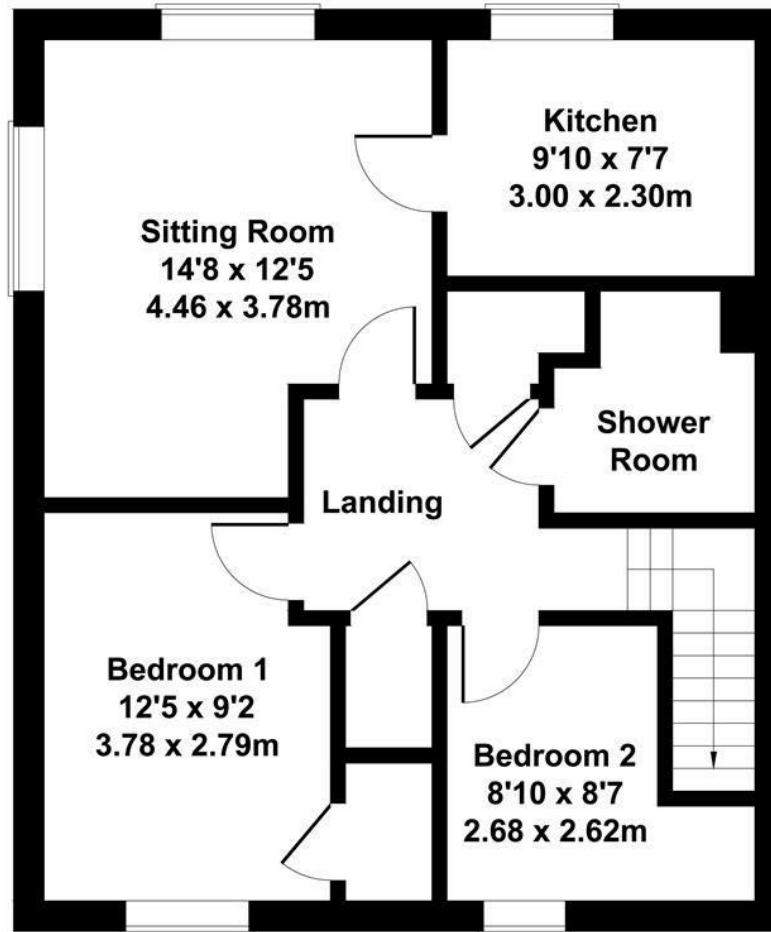
On entering Boroughbridge from the A1 continue through Kirby Hill and Langthorpe, past the Grantham Arms and continue over the roundabout then turn left where Minerva Court can be found as a turning on the right hand side with the property located on the left, identified by our for sale sign.



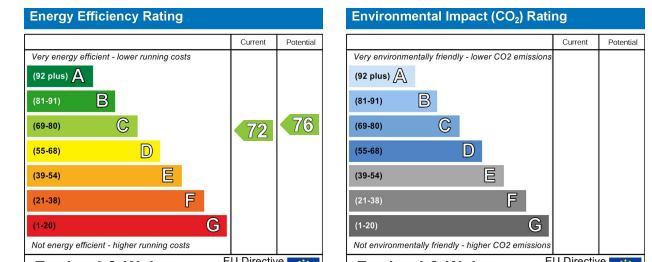


Flat 2 Minerva House

Approximate Gross Internal Area
624 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only



Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 e: lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk