



2 Prospect Terrace
Minskip, Boroughbridge, York, YO51 9JE
Guide price £220,000

STUNNING MID TERRACE 2 BEDROOM COTTAGE

VILLAGE LOCATION EXCELLENT COMMUTE

GAS CENTRAL HEATING BOILER, BESPOKE KITCHEN AND BATHROOM

FEATURE BEAMS AND INGLENOOK FIRE SURROUND WITH WOOD BURNER

QUALITY FIXTURE AND FITTINGS POTENTIAL TO GO INTO THE LOFT SPACE TO CREATE A FURTHER BEDROOM WITH EN-SUITE SUBJECT TO PLANNING
, DRAWINGS HAVE BEEN DRAWN UP.

PRIVATE GARDEN WITH OUTBUILDING FULLY POWERED PERFECT OFFICE OR GYM

FAR REACHING VIEWS OVER OPEN COUNTRYSIDE

INTERNAL VIEWING ESSENTIAL EPC



Description

Discover this charming two-bedroom terrace cottage situated in a highly convenient village, just a stone's throw from Boroughbridge and easy access to the A1. This delightful property boasts an enchanting Inglenook-style fire surround complete with a cosy wood-burning stove, perfect for those chilly evenings. The breakfast kitchen is designed for both functionality and style, providing an inviting space to enjoy leisurely meals.

The modern bathroom features contemporary fixtures and fittings, ensuring a relaxing and practical space. Both bedrooms are well-proportioned, providing ample room for furnishings, and the useful loft space presents opportunities for additional storage or potential conversion, limited only by your imagination. The cottage also includes a charming garden outbuilding, ideal for use as a workshop, gym or retreat, all while offering picturesque countryside views that enhance the property's rural appeal.

An excellent opportunity awaits in this well-presented home, with a modern kitchen, stylish modern bathroom and neutral decor throughout create a serene and inviting atmosphere. Enjoy the comforts of gas-fired central heating and double-glazed windows, complemented by the property's characteristic charm, which includes beautiful exposed beams that add to its country cottage ambience.

The garden is a standout feature, offering stunning open views—an idyllic setting for relaxation or outdoor entertaining. We highly recommend an internal appraisal to fully appreciate not only the property itself but also its prime location close to local shops, schools, and amenities in the popular town of Boroughbridge. Additionally, the proximity to the A1M provides excellent transport links to a variety of leading towns and cities. Don't miss this chance to own a piece of countryside charm in such a convenient location!

Porch - Access to the sitting room.

Sitting Room - 4.88m x 3.61m (16' x 11'10) - With square bay to the front elevation, brick Inglenook style fire place housing a wood burning stove on a tiled hearth, exposed beams, stairs rising to the first floor and central heating radiator.

Breakfast Kitchen - 3.51m x 2.84m (11'6 x 9'4) - With window to the rear elevation, a range of fitted base and wall units, with complementary work surface and tiled splash backs, inset pot sink and drainer, wall mounted boiler, five ringed gas hob and electric oven, rear access door.

Landing - Access to the loft space, with drawing to convert to a further bedroom with en-suite subject to planning.

Bedroom 1 - 3.56m x 3.05m (11'08 x 10') - With window to the front elevation, and central heating radiator.

Bedroom 2 - 2.03m x 1.70m (6'8 x 5'7) - With window to the rear elevation with countryside views and central heating radiator.

Bathroom - Modern fitted bathroom, with vanity, wash basin and wc, bath with overhead shower and shower screen and window to the rear elevation.,

Loft Space - Boarded out. Pull down ladder the current owner has had plans passed to create a further bedroom with en-suite

Outside - To the rear of the property, access to a private garden with outbuilding, pergola and far-reaching views.

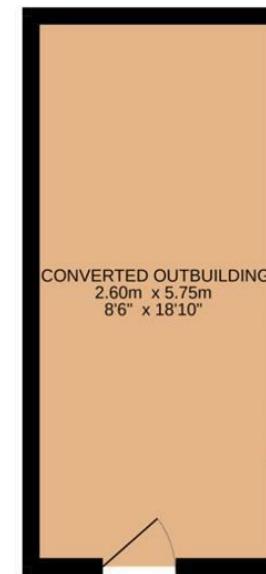
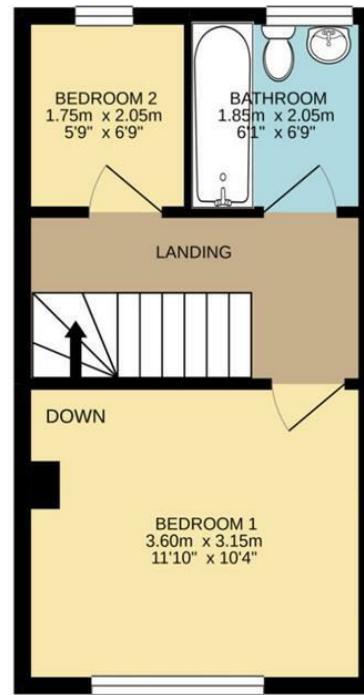
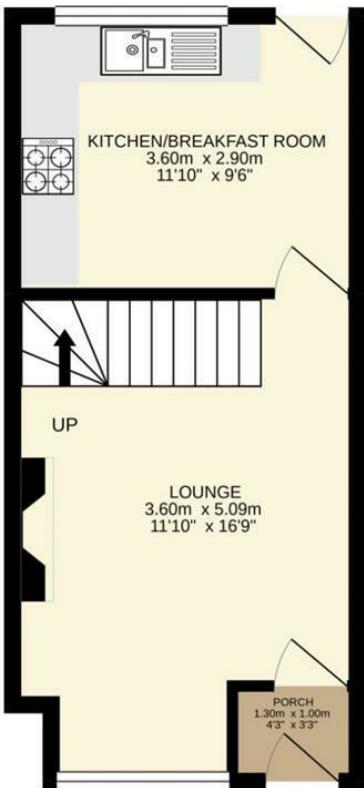




GROUND FLOOR
27.9 sq.m. (300 sq.ft.) approx.

1ST FLOOR
25.0 sq.m. (269 sq.ft.) approx.

CONVERTED OUTBUILDING
14.9 sq.m. (161 sq.ft.) approx.



TOTAL FLOOR AREA: 67.9 sq.m. (730 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	89	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	66	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive			

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