



18 Harness Lane  
Boroughbridge, York, YO51 9PF

Offers in excess of £185,000





\* 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 SHOWER ROOM.

GARDENS TO FRONT AND REAR. EPC TO FOLLOW . COUNCIL C TAX BAND B.



## Summary

Discover a promising opportunity with this two-bedroom end-terrace house located in the desirable residential area of Boroughbridge. Embracing the potential for refurbishment, this property presents a chance to create a welcoming and comfortable home. The layout includes a cosy sitting room, a breakfast kitchen, two bedrooms, and a bathroom, and gas central heating system. Additionally, the property features attractive front and rear gardens, coupled with convenient off-road parking and a single garage, offering ample space for customization and enhancement.

## 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.

Shower room - 1.47 x 2.36 - With obscure glazed window to the rear elevation, bath, wash basin and low level WC, part tiled wall.

This property boasts an 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 an enclosed garden.











