CRAVEN-HOLMES
ESTATE AGENTS

Bumbles Hayloft Church Lane
Boroughbridge, York, Yorkshire YO51 9BA

Offers in excess of £145,000

First floor apartment Forming part of a period property
Open plan living dining kitchen High ceiling and exposed timbers
Two generous bedrooms Attractive house bathroom
Gas central heating system
Convenient location, close to amenities
No onward chain EPC Rating D

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Description
A pretty freehold first floor barn conversion in the sought after area of Boroughbridge, with open plan living area, two bedrooms and bathroom, accessed via double secured gates - ideally suited for the first time buyer or investor. Offered for sale with no onward chain. This beautifully finished two bedroom first floor open plan apartment situated within a barn conversion close to the centre of Boroughbridge and being within easy reach of the A1(M).
Within level walking distance to Boroughbridge benefitting from many excellent facilities including specialist shops, public houses, restaurants, leading supermarket, along with doctors, church and a wealth of charm and character. Approach via double gates into an accessed courtyard and stairway rising to the entrance leading into a light and airy open plan sitting room / kitchen area leading to a two bedrooms and bathroom. Natural décor and feature beams complement this delightful apartment. This sweet property is ideally suited to either first time buyers or an investors with a potential rental income of £650 PCM

Living Room
13'10" x 10'7" (4.22 x 3.23)

With feature beams, window to the front elevation, open plan to the kitchen area.

Kitchen
13'10" x 8'0" (4.22 x 2.44)

A range of fitted base and wall units, inset sink and drainer, space and plumbing for automatic washing machine, wall mounted central heating boiler.

Inner Hallway
10'11" x 2'11" (3.35 x 0.91)
With window to the side elevation, access to the bedrooms and bathroom.

Bedroom 1
10'5" x 7'6" (3.20 x 2.31)
With roof light to the side elevation and central heating radiator.

Bedroom 2
10'0" x 8'0" (3.05 x 2.44)
With roof light to the side elevation and central heating radiator.

Bathroom
7'6" x 5'4" (2.31 x 1.63)
With window to the side elevation, bath with over head shower pedestal wash basin and low level wc.

EPC
EPC E

COUNCIL TAX
The property has been placed in band B.

TENURE
The tenure of the property is freehold with a leasehold agreement for a term of 999 years from 1989, shared with the ground floor flat.

Outside
External staircase to stable door

View

Outside

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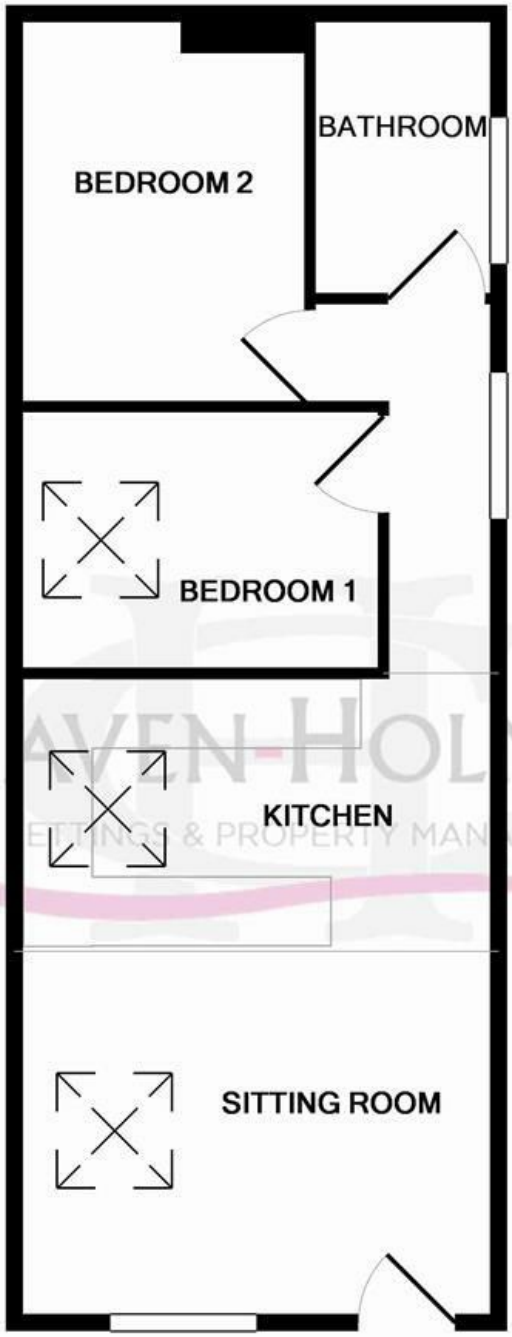

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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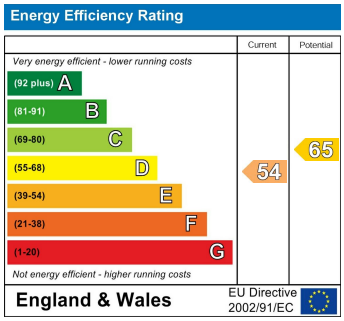

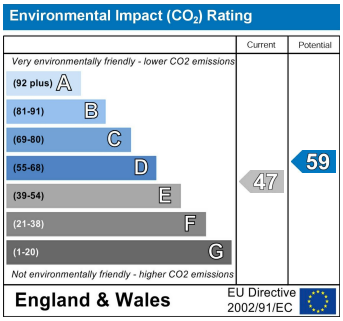

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