



3 Sadlers Court Back Lane
Boroughbridge, York, YO51 9PQ

Guide price £245,000



NO ONWARD CHAIN
A THREE BEDROOMED TERRACE COTTAGE WITH ALLOCATED PARKING
GAS FIRED CENTRAL HEATING
SITTING ROOM, BREAKFAST KITCHEN AND GROUND FLOOR WC.
MASTER BEDROOM WITH ENSUITE SHOWER ROOM AND HOUSE BATHROOM
WITHIN LEVEL WALKING DISTANCE TO BOROUGHBIDGE HIGH STREET
GOOD ORDER THROUGHOUT
EPC C COUNCIL TAX BAND C



Description Nestled in the charming town of Boroughbridge, York, this delightful terrace house on Back Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for relaxing or entertaining guests, modern bathroom and en-suite to the master bedroom that provide ample facilities for daily living. The house benefits from parking for one vehicle, a valuable asset in this desirable area. The location is not only picturesque but also conveniently situated near local amenities, schools, and transport links, making it an excellent choice for both commuters and those who enjoy the tranquillity of a small town. Entrance Hall With window to the side elevation, stairs to first floor, central heating radiator* Sitting Room (3.78m x 3.58m) - (12' 5" x 11' 9") With Bay window to the front elevation, laminate wood effect floor, central heating radiator* Kitchen Dining Room (4.78m x 3.23m) - (15' 8" x 10' 7") With window to the rear elevation rear access door leading out onto the yard and parking area, a range of fitted base and wall units, built in electric* oven and hob* with tiled splash back, plumbing for automatic washing machine, wall mounted boiler* under stairs storage cupboard and central heating radiator* Ground floor WC with low level WC, wash basin and central heating radiator. Landing With access to the loft and central heating radiator* Master Bedroom (4.73m x 3.48m) - (15' 6" x 11' 5")	With window to the front elevation, loft access wood flooring, central heating radiator* Ensuite With window to the rear elevation, walk in shower, pedestal wash basin, low level w/c, central heating radiator* Bedroom 2 (3.84m x 3.28m) - (12' 7" x 10' 9") With window to the front elevation, built in double wardrobe, central heating radiator* Bedroom 3 (2.72m x 2.18m) - (8' 11" x 7' 2") With window to the rear elevation, wood flooring, central heating radiator* Bathroom With window to the rear elevation, bath with over head shower, low level w/c, pedestal; wash basin, part tiled walls, built in storage cupboard. Gardens Paved low maintained to the front and rear, off street parking provided. This property presents a wonderful opportunity to create a warm and inviting home in a sought-after location. Whether you are looking to settle down or invest, this end-terrace house is sure to impress with its spacious interiors and prime location. Do not miss the chance to make this lovely house your new home. Location The property is located in the centre of the Town of Boroughbridge off Back Lane and is ideally placed for access to the excellent range of Shops, Bars, Restaurants Cafes, Doctors and Dental Surgeries. Boroughbridge has a local Superstore as well as Sporting	and recreation facilities and the property is less than 1 mile from Junction 48 at the A1(M), for those wishing to commute to the main Business centres of North & West Yorkshire & Teesside.
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GROUND FLOOR

1ST FLOOR



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
FUE 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
FUE 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