



**2 The Terrace  
Kirby Hill, Boroughbridge, YO51 9DQ**

**Offers in excess of £285,000**

POPULAR VILLAGE LOCATION IN NEED OF MODERNISATION  
ENTRANCE HALLWAY WITH SOME ORIGINAL FEATURES  
SITTING ROOM, BREAKFAST KITCHEN AND CELLER  
TWO DOUBLE BEDROOMS AND BATHROOM TO THE FIRST FLOOR  
LANDING WITH STAIRS TO ATTIC ROOM  
DELIGHTFUL GARDENS WITH SPLIT GARDEN TO THE REAR  
THREE OUTBUILDINGS AND OUT DOOR WC  
STUNNING VIEWS TO THE FRONT NO ONWARD CHAIN. EPC E

### Description

Introducing a beautifully appointed and spacious 2-bedroom period property, brimming with character and offering significant potential for modern updates and improvements. This charming home features an inviting layout with two generous reception rooms, a functional cellar, and a versatile attic room.

Upon entering, you are greeted by a welcoming hallway adorned with original skirting boards and coving that reflect the property's historical charm. To the right, the sitting room captivates with its feature fireplace, providing a cosy focal point and enhanced by elevated views that overlook the surrounding countryside.

The first floor, which provides access to a front double bedroom, offers delightful elevated semi-rural views. The rear double bedroom is equally spacious,

Completing the upper level is a generously sized bathroom, showcasing an original deep bath, a period-style basin, a water closet, and a convenient airing cupboard for additional storage.

The attic space offers power and light, making it an ideal location for a home office, studio, or guest retreat.

For warmth and comfort throughout the home, gas boiler is present, complemented by single glazing and an array of painted period doors that maintain the property's historical integrity.

Externally, the front garden boasts elevated semi-rural views, providing a tranquil setting. The charming rear garden is enhanced by two brick-built storage sheds and a gardener's WC.

This property presents an exceptional opportunity to embrace period charm while injecting personal style to create a truly bespoke home.

### Location

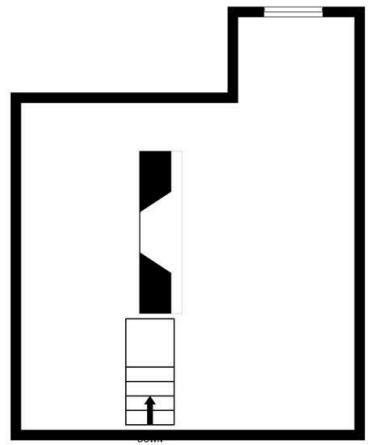
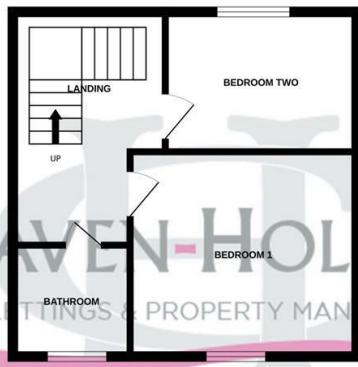
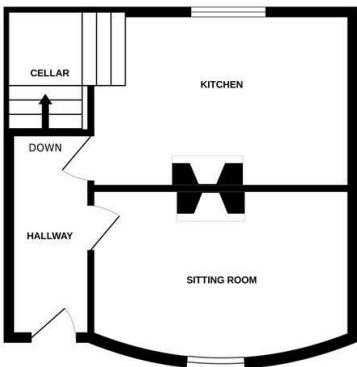
The Terrace is situated on an elevated spot at the edge of Kirkby Hill, located just outside Boroughbridge. This area features a local public house, and Boroughbridge itself is within walking distance, providing convenient amenities. The location is particularly advantageous for commuters, offering easy access to the A1(M) and the broader motorway network of the region.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



**CRAVEN-HOLMES**  
SALES, LETTINGS & PROPERTY MANAGEMENT

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 general purpose 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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