



4 Barnaby Way  
Boroughbridge, York, YO51 9GJ

Guide price £125,000





## 50% SHARED OWNERSHIP

A lovely two bedroom terraced house, located in a popular area of Boroughbridge, close to all amenities.

Property includes: Lounge/diner Downstairs WC Kitchen with fitted oven, hob & extractor

2 double bedrooms Family bathroom

Rear garden with patio area and shed

Parking space to front of property

Applicants must have a connection to the Boroughbridge area. EPC B COUNCIL TAX BAND B



Summary

Nestled in the charming town of Boroughbridge, York, this delightful house on Barnaby Way offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The inviting reception room serves as a welcoming space for relaxation and entertaining, providing a warm atmosphere for gatherings with friends and family. The layout of the house is thoughtfully designed, ensuring that every corner is utilised effectively, making it feel both spacious and homely.

The property features a well-appointed bathroom, catering to all your daily needs with ease. The surrounding area boasts a friendly community vibe, with local amenities, shops, and parks just a stone's throw away, making it an excellent choice for those who appreciate a vibrant yet tranquil lifestyle.

Boroughbridge is known for its picturesque scenery and rich history, offering a delightful backdrop for your new home. With excellent transport links to nearby cities, this location is perfect for commuters while still providing a serene environment to unwind after a busy day.

In summary, this house on Barnaby Way presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after area, this property is sure to impress with its charm and practicality. Don't miss the chance to make this lovely house your new home.

Description

Hallway - 3.09 x 0.99 (10'1" x 3'2") - With double glazed door leading into, wood effect floor, central heating radiator and useful cupboard with shelving

Down Stairs Wc - With low level WC, wash basin, mounted towel rail, window to the front elevation, vinyl flooring and central heating radiator

Sitting Room - 1.22m.28.96m x 1.22m.5.79m (4.95 x 4.19) - With wood effect flooring, double French doors leading out

onto the rear garden, stairs rising to the first floor, central heating radiator and television Aerial point.

Kitchen - 2.97 x 2.00 (9'8" x 6'6") - With window to the front elevation, a range of modern fitted base and wall units with complementary work surface, stainless steel sink and drainer, integrated electric oven and hob and over head extractor fan, plumbing and space for automatic washing machine vinyl flooring and central heating radiator.

Landing - With loft access.

Master Bedroom - 4.03 x 2.94 (13'2" x 9'7") - With windows to the front elevation, television Aerial point and central heating radiator.

Bedroom Two - 4.09 x 2.79 (13'5" x 9'1") - With windows to the rear elevation, television Aerial point and central heating radiator.

Bathroom - 1.90 x 1.87 (6'2" x 6'1") - Modern bathroom comprising off : Bath with with wall mounted shower, pedestal wash basin, low level WC extractor fan, vinyl flooring, mirror fronted cabinet and central heating radiator.

Outside - To the front block paved hard standing providing parking for a number of vehicles, adjoining this is a lawn and shrub area. Enclosed fenced mainly laid to lawn with paved seating area, timber built shed and access leading to the front.

Agents Note

Rental income on the 50% is £286.64 per month





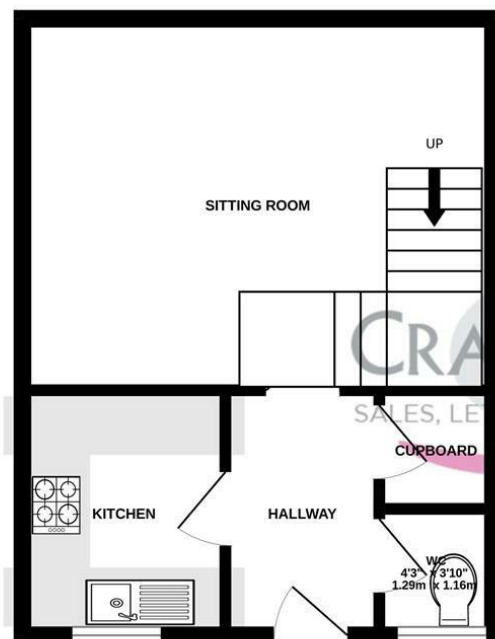


YOUR DREAMS

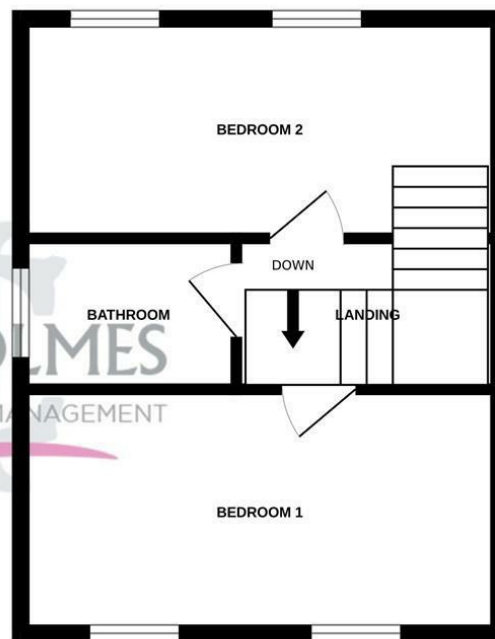




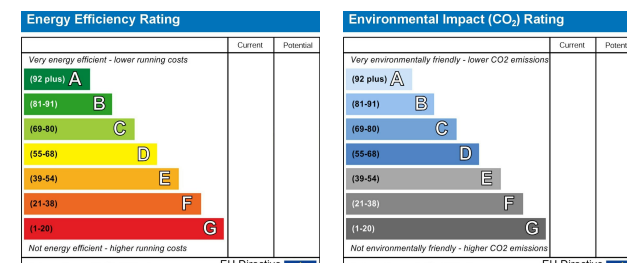
GROUND FLOOR



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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