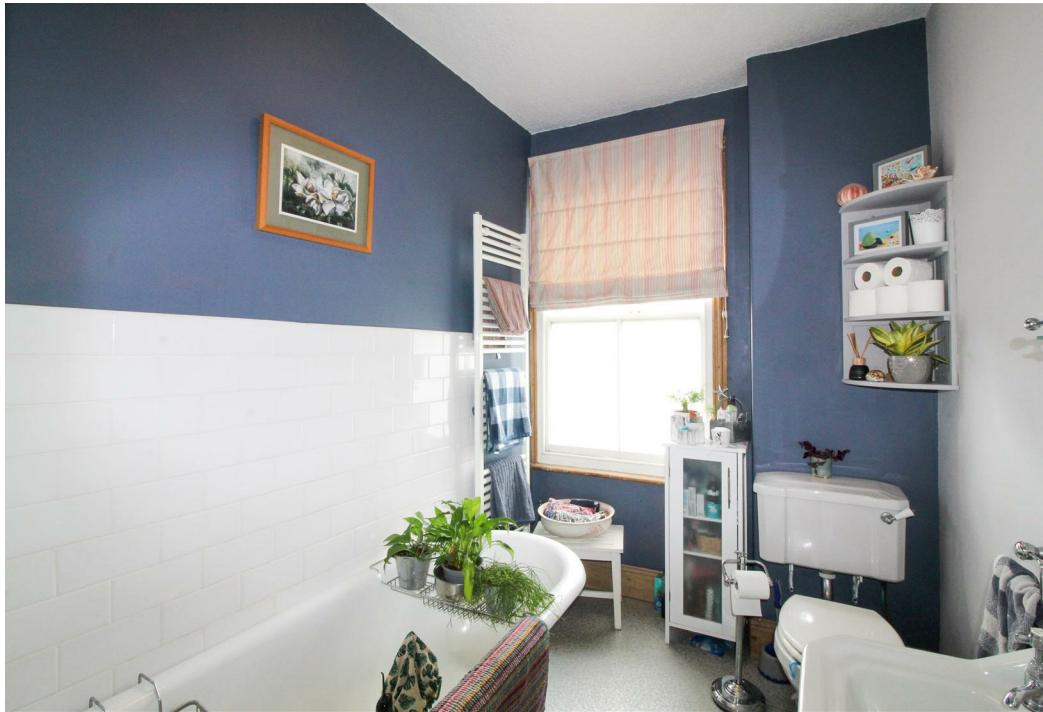


**D**avis  
**L**und

Orchard Terrace  
Horsefair  
Boroughbridge  
YO51 9AF

Guide Price £365,000





## **Accommodation**

A traditional mid-terraced period home, located in the heart of Boroughbridge and revealing extremely spacious and flexible four bedroom accommodation, arranged over three floors. Whilst the property has been well maintained and upgraded over the years to make a comfortable family home, many period features have been retained and any works have been done within keeping with the properties charm and history.

The house enjoys a lovely setting and unusually for a property so central, it also boasts a great size rear garden, offering a high degree of privacy and leading down to the river at the bottom, making for a tranquil setting. The property is ideally placed for access to shops and amenities, whilst also offering ease of access to Ripon, Thirsk and Harrogate. Situated close to the A1 and A19, the position is also ideal for commuters who travel further afield.

On the ground floor the main entrance door leads to the original mosaic tiled entrance hall, with stairs rising to the first floor. The light filled lounge is situated to the front of the house, with a large bay window and open fire. The dining/family room offers access to the quarry tiled fully functioning cellar, with plumbing for a washing machine and tumbler dryer, plus an attractive fireplace, with a wood burning stove and alcove storage. Steps lead down to the kitchen/diner, which is fitted with a range of units, whilst also offering a rear access door and access to the utility area and downstairs WC. To the first floor there is a landing with airing cupboard and storage. There are two double bedrooms, both with display fireplaces, whilst the bedroom to the rear of the house enjoys lovely open rooftop views. The bathroom is part tiled and comes equipped with a traditional white suite, including a rolled top bath, whilst there is also a separate shower cubicle. On the top floor there is a further landing, plus two additional bedrooms, one a great size double with access to eaves storage and again enjoying delightful views, plus a further single room/study.

Stepping outside, there is a low maintenance garden to the front of the house, with a gate and pathway leading to the front door. To the rear of the property there is a block paved area, making a great seating/entertaining area and with a handy single garage/store. A lawned garden continues beyond the garage, being well established with numerous plants, shrubs and trees. The garden leads down to the river, where there is a lovely peaceful seating area. Pedestrian and vehicular access to the main street is available via large wooden gates at the rear of the property.

An internal inspection is essential, to appreciate the space and setting available, with this attractive period home.







Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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