





Accommodation

A substantial four bedroom townhouse, revealing spacious and versatile accommodation arranged over three floors and a modern and stylishly presented interior.

The layout is sure to suit a variety of purchasers, whilst the property enjoys a delightful courtyard setting, in the heart of Boroughbridge. Unusually for a property so central, the house also boasts lovely established gardens, which lead down to the river Tutt at the rear and offer a lovely area to relax and entertain.

Situated in the sought after town of Boroughbridge, the property offers ease of access to a range of amenities, both in Boroughbridge itself and the neighbouring towns/cities, including Harrogate, Ripon and Thirsk. The property is also ideally located for commuters, offering ease of access to the A1(M) and beyond.

On the ground floor, the main entrance door leads into a spacious entrance hall, with a storage cupboard and staircases leading to the first and lower ground floors. The living room is a good size, also offering a balcony, which enjoys an open aspect. A further versatile room completes the ground floor layout, suitable for use as bedroom or study. The lower ground floor offers a great size open plan kitchen/diner/family room, which flows through double doors to the rear garden. The kitchen comes fitted to a high standard, with a range of stylish units and integrated appliances. There is also a good size utility room and WC. To the top floor there is a landing with loft access and a cupboard, main bedroom with fitted wardrobes and a modern fully tiled shower room, two further bedrooms and the house bathroom, again fully tiled and fitted with a white suite.

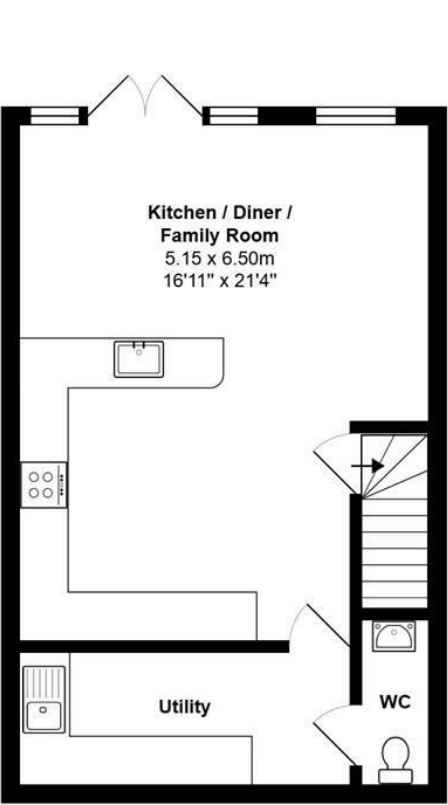
Stepping outside, there is a carport and block paved parking for two cars to the side of the house, whilst steps lead down to the garden and access is also available to the balcony. The rear garden is laid to lawn, with a patio and being enclosed by fenced boundaries, making it ideal for purchaser with pets and children. Gated access is available to a further good size garden, again well established and this time leading down to the river, whilst a decked seating area, makes the most of the lovely setting.

An early viewing is essential on this this well maintained and highly desirable home, which is also offered for sale with no onward chain.

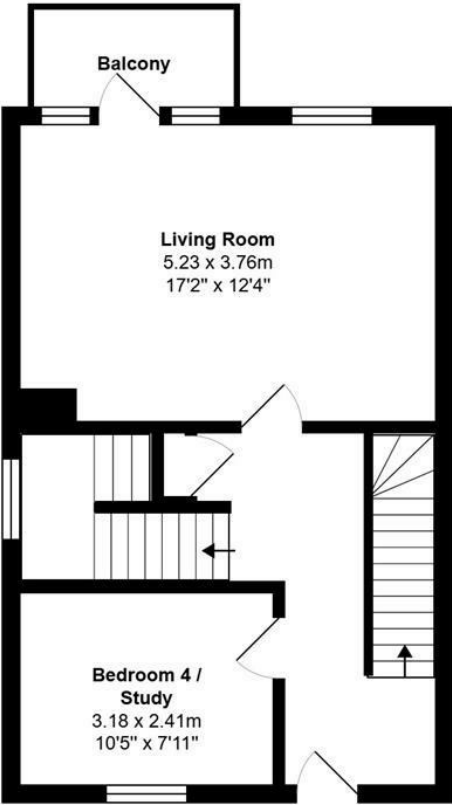




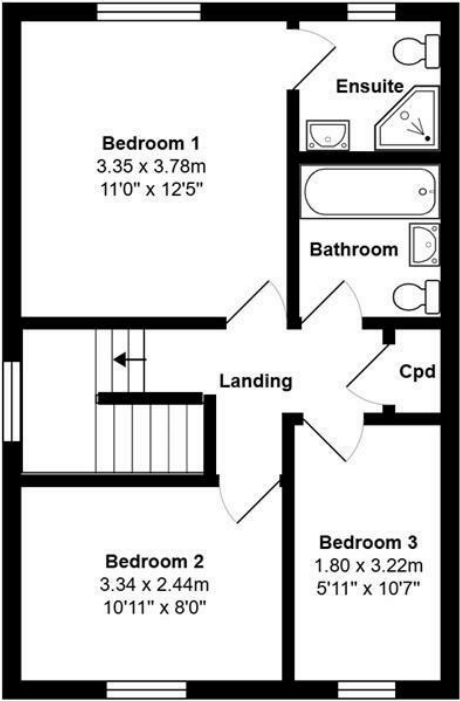
Floorplan



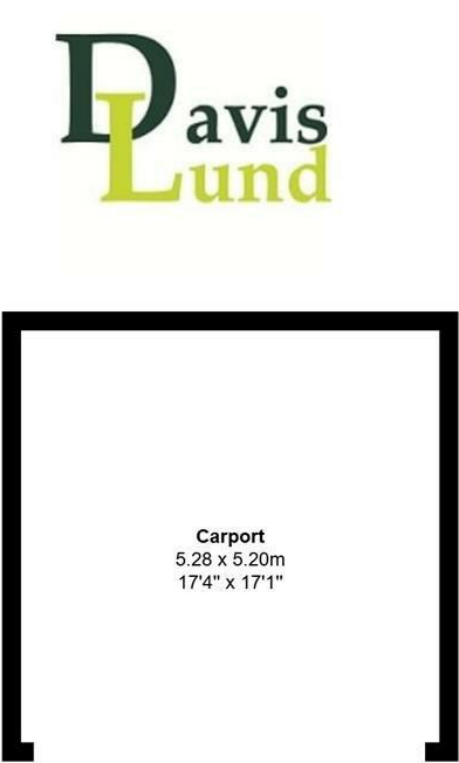
Ground Floor

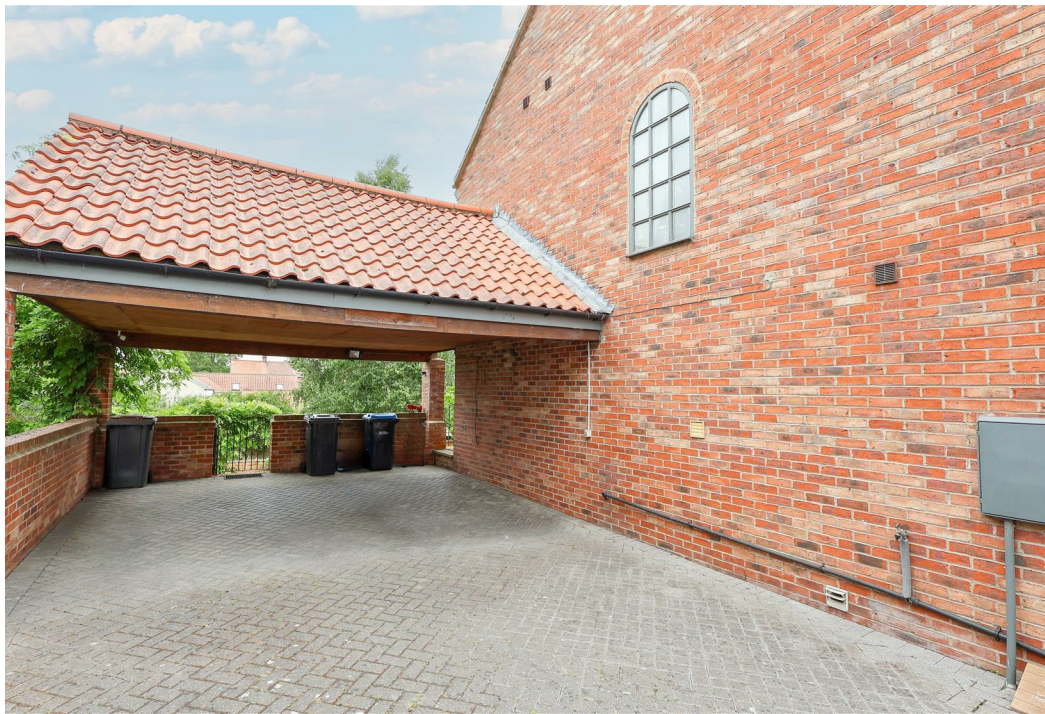


First Floor

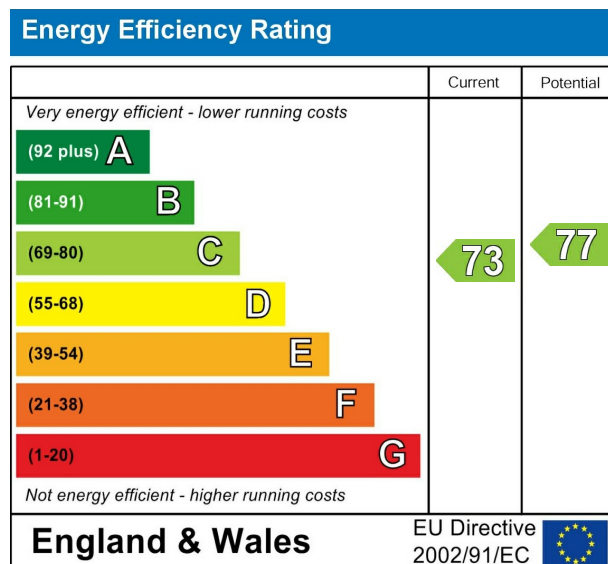


Second Floor





EPC



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