



6 ANCHOR TERRACE

Langthorpe, Boroughbridge, YO51 9BT

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A delightful and characterful 2 bedroom cottage with many original features, with fabulous river views positioned within walking distance of Boroughbridge town centre.

Pretty 2 bedroom cottage

Many original features

Victorian cast iron fireplaces in bedrooms and Yorkshire range in kitchen

Refurbished modern bathroom suite

Large dining kitchen

Enclosed rear yard

Well maintained throughout

Central heating and double glazing

Fantastic river views.



GSC GRAYS

PROPERTY • ESTATES • LAND

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Description

6 Anchor Terrace will appeal to both first time buyers and investors. Presented to a high standard throughout, the property has retained many original features such as the cast iron fireplaces in the bedrooms and the Yorkshire range in the kitchen with many exposed beams throughout. These features have been combined with the modern additions when renovated and the home has a lovely homely feel. With stunning river views and an enclosed courtyard to the rear the property briefly comprises:

Covered canopy porch leads to the panelled entrance door to the sitting room with feature fire surround, stairs off and doorway to the dining kitchen. The kitchen is a fabulous space for entertaining as it easily accommodates a large dining table. There is a range of modern wall and floor mounted units and to one side is the fabulous cast iron range. An exposed beamed ceiling further enhances this room and a double-glazed door leads to the rear courtyard. To the first floor are two pretty double bedrooms with cast iron fireplaces and the refurbished house bathroom. The property has double glazing and central heating together with a boarded loft room with roof light.

Outside

To the front of the property is an area providing off-street parking for one vehicle. The rear yard is enclosed and paved and there is a brick built store accessed via the neighbouring property. There is a pedestrian access over the adjacent properties giving access to the end of the terrace.

Situation and Amenities

Anchor Terrace is a short walk from the centre of Boroughbridge. As such It benefits from being on the doorstep of the wide and varied amenities found in the town. These include a range of independent high street shops, cafes, restaurants and public houses, leisure and hotel facilities, primary and secondary schooling. The town is easily accessible being situated just off Junction 49 of the A1 motorway and the station at Thirsk (20 mins drive) gives access to the east coast mainline and London Kings Cross.

The appeal of our home- The owners Insight

A cosy much loved home that our daughter lived in. We love the gorgeous Victorian features such as the original fireplaces in the bedrooms, Yorkshire range in the huge kitchen and the characterful beams. We have stunning views of the river and the cottage is situated on a quiet private lane. We are lucky to have super neighbours of many years and importantly we are only a 5 minute walk to Boroughbridge centre.

Local Authority and Council Tax Band

North Yorkshire Band B

Services and Other Information

All mains services connected to the property.

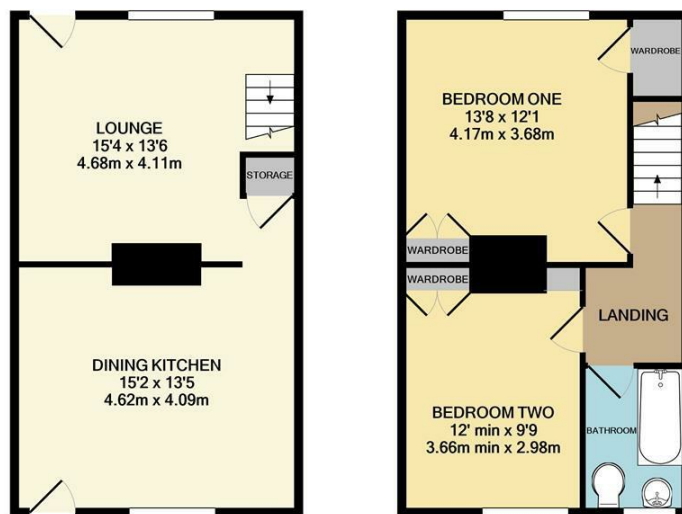
Particulars and Photography

Particulars were prepared and photographs taken February 2025

Viewings

Strictly by appointment with GSC Grays 01423 590500





GROUND FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

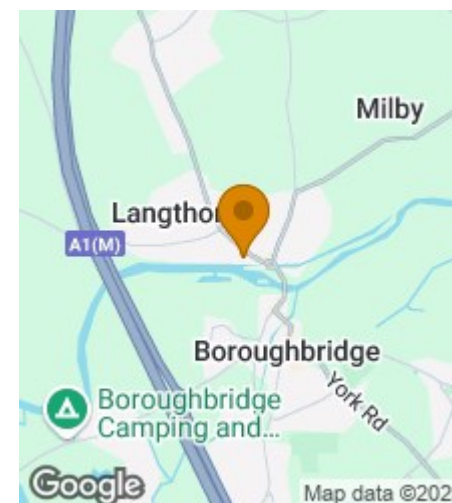


TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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



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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.