



15 NEW ROW
Boroughbridge, York



GSC GRAYS

PROPERTY • ESTATES • LAND

15 NEW ROW

York, YO51 9AX

An immaculate double fronted 3 bedroom cottage with off street parking, garage/workshop and garden positioned centrally within the popular market town of Boroughbridge.

ACCOMMODATION

Fabulous three bedroom double fronted cottage

Immaculate throughout

Stunning replacement bathroom

Open plan dining kitchen

Off street parking

Brick garage and store perfect for conversion

Garden to rear

Amenities immediately to hand



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15 New Row

A superb three bedroom cottage which has been the programme of skilful updating work and redecoration. This beautiful home has scope to further improve as it has a large garage/store which could be converted to ancillary accommodation or for those wanting to work from home (subject to planning). The vendors have left no stone unturned in the creation of this town centre home and it will suit a wide variety of purchasers from first time buyers to down sizers and investors.

Briefly comprising to the ground floor: open plan modern dining kitchen, sitting room, utility room, inner hall, cloakroom/w.c.

To the first floor: Three bedrooms and a beautiful house bathroom.

Outside

To the rear of the property is a pleasant courtyard area. Beyond this is the enclosed lawned garden. There is off street parking and a superb traditional large brick building. This is currently used as a garage and store, but could equally be converted to additional living space or for those wanting to work from home or an air bnb (subject to planning).





Situation and Amenities

Positioned in the centre of Boroughbridge, 15 New Row is in a superb location with a high degree of privacy. A minutes walk to the High Street ensures that all amenities are close to hand. Boroughbridge has a huge variety of facilities including independent eateries, boutiques, gift shops and butchers and bakers, together with a large doctors' surgery and dental practice. The town is a short drive away from nearby Harrogate, Ripon and York.

There are a variety of good state and independent secondary schools in the local area including Boroughbridge High School, Cundall Manor and Queen Ethelburga's. There are local primary schools in Boroughbridge, Kirby Hill and Roecliffe. With easy access to the A1M at Boroughbridge, mainline rail connections are available from nearby Harrogate, York and Thirsk to London and Edinburgh.



The Appeal of Our Home - The Owners Insight

We have thoroughly enjoyed making this house our home over the past few years, it really does have everything you need. There are so many features to love; the kitchen is a great space for entertaining friends, the cosy living room and the bathroom which has been designed to create a relaxing, spa inspired haven. The property is in a great location for commuting, whilst being on the doorstep of beautiful countryside.

Services and Other Information

All mains services connected to the property

Local Authority and Council Tax Band

North Yorkshire Band C

EPC

Band C

Agents Note

There is a pedestrian right of access over the rear yard for neighbouring properties.

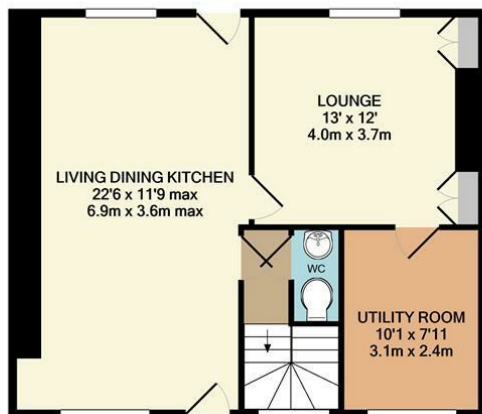
Viewings

Strictly by appointment with GSC Grays 01423 590500

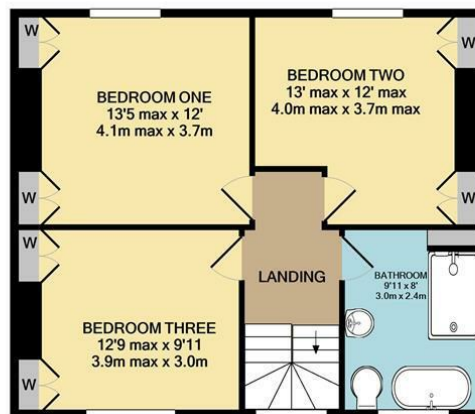
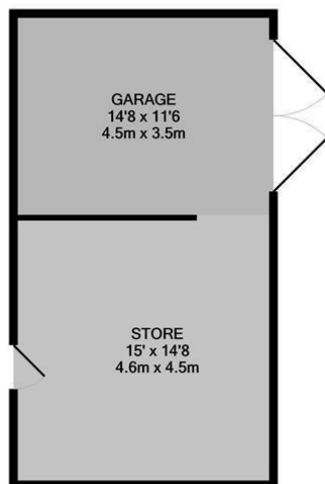
Disclaimer

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1. These particulars are a general guide only and do not form any part of any offer or contract.
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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 949 SQ.FT.
(88.2 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 574 SQ.FT.
(53.3 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & STORE 1135 SQ.FT. (105.3 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		82
(81-91) B		
(69-80) C	69	
(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

