



5 ST. JAMES SQUARE

BOROUGHBRIDGE, YORK YO51 9AS

A RARE OPPORTUNITY TO ACQUIRE THIS ATTRACTIVE PERIOD GRADE II LISTED RED BRICK PROPERTY LOCATED IN THE HEART OF BOROUGHBRIDGE WITH A PRIVATE WALLED GARDEN TO THE REAR AND COBBLED COURTYARD TO THE FRONT WITH PARKING FOR SEVERAL CARS.

Price Guide: £550,000

FOR SALE BY PRIVATE TREATY



Situation

This attractive red brick period property is located within the heart of the town, overlooking the historic market well. Boroughbridge is a small town on the edge of the Vale of York with a real sense of community, a thriving high street with inviting cafes, shops, pubs, and restaurants. The town has a good primary and secondary school. Being located close to the A1(M) it has excellent road links and is equidistant between London and Edinburgh. The larger towns of Harrogate, Ripon and Thirsk are only a short distance away with the City of York being approx 18 miles away.

Description

5 St James Square is an imposing Grade II listed semi-detached period house retaining many original features. Currently utilised as office space it now has planning permission for change of use to revert back to a residential property.

The property would now benefit from updating and offers the discerning buyer an exceptional opportunity to renovate and extend (subject to the necessary planning permissions) if desired, to create a unique and spacious family home. An indicative plan is available showing a two-storey extension to the rear. The current accommodation extends to an approximate total gross internal area of 3,016 sq ft (280 m²).

Accommodation

Ground Floor

Entrance vestibule, reception hall with original staircase to the upper floors, 4 reception rooms which have been used as office space, storage room, kitchen, conservatory, and access to the cellars in the basement.

First Floor

To the first floor, there are 4 bedrooms which have been used as office space, a large house bathroom and separate WC located on the half landing. There is also a large picture window overlooking the walled garden, allowing the natural light to flood in.

Second Floor

There are 3 further rooms that are currently used for storage but would be ideal for further bedrooms and bathroom.

Outside

To the rear of the property there is an attractive walled garden and a small red brick outbuilding in need of renovation. The property includes part of the cobbled square providing parking for several cars.

Additional Information

Tenure – Freehold

Occupation – Vacant possession will be made available on completion.

Planning

The property has planning permission for change of use from Class E (Commercial to 1 dwelling (Class C3) ref: 22/04942/FUL and Listed building consent for change of use ref: 22/04943/LB.

Services – All mains services are installed.

Wayleaves, Easements and Rights of Way

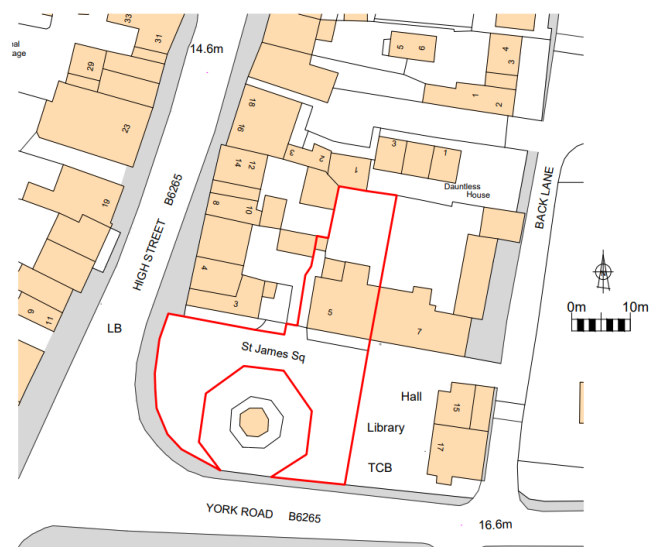
The property is sold subject to all Rights, public and private, which may affect the property.

Viewing – Strictly through the selling agents. Lister Haigh, Knaresborough – 01423 860322

Directions – The property is located in the centre of Boroughbridge adjacent to St. James Square and the Historic Market Well.

Agents Note

The vendor is a member of staff at Lister Haigh.





SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

Charlie Cowen (Knaresborough Office) on **01423 860322**

John Haigh (Knaresborough Office) on **01423 860322**

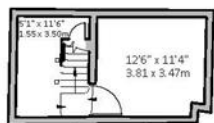
Giles Chaplin (Knaresborough Office) on **01423 860322**

VALUATIONS

Our team of Chartered Surveyors can carry out formal valuations for a variety of purposes:

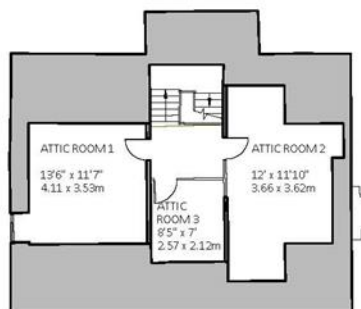
- Inheritance Tax
- Tax Planning
- Insurance
- Dispute Resolution

Residential, Agricultural, Commercial, Development



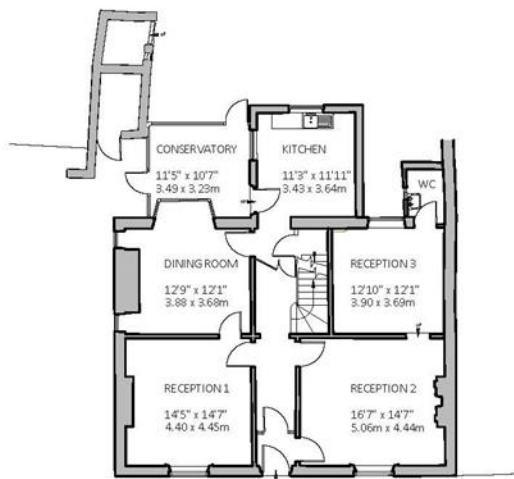
BASEMENT

Gross Internal Area 245 sq ft - 22.8 sq m



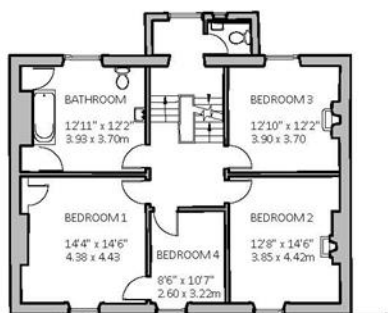
SECOND FLOOR

Gross Internal Area 410 sq ft - 38 sq m



GROUND FLOOR

Gross Internal Area 1313 sq ft - 122 sq m



FIRST FLOOR

Gross Internal Area 1048 sq ft - 97sqm

Approximate Gross Internal Floor Area:

Total: 2361 sq ft - 219.4 sq m (excluding basement and second floor)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Regulated by the RICS