



15 Waterside, Langthorpe, Boroughbridge, YO51 9GE

£300,000

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A beautifully presented period townhouse, reconfigured internally by a local architect to provide spacious and flexible accommodation over three levels, forming part of this delightful Waterside development and enjoying an elevated outlook over the River Ure.

This charming Grade II Listed property forms part of a popular development, which is the superb conversion of the historic Old Brewery. On the ground floor there is a modern open-plan kitchen and dining area with access to the garden. On the first floor there are two bedrooms and a contemporary bathroom, whilst on the top floor is the sitting room and main bedroom with en-suite shower room. A cellar provides useful additional storage area with restricted head height. There is also a balcony sitting area, single garage and driveway, and enclosed rear garden.

The property is situated in this delightful position overlooking the river, just a short distance from the excellent amenities nearby, including the shops, services, pubs and restaurants located within Boroughbridge town centre, and with easy access to the A1(M).





GROUND FLOOR

ENTRANCE HALL

With built-in storage and double doors leading to -

DINING KITCHEN

With spacious dining area and glazed door leading to the garden. The kitchen comprises a range of modern fitted units with induction hob, integrated double oven, and appliances. Feature original iron column.

BASEMENT

There is access to a basement which houses the boiler and is used as a utility space and provides a significant storage area, with restricted head height.

FIRST FLOOR

LANDING

With original exposed beam and ironwork. Fitted storage and nook.

BEDROOM 2

A double bedroom with exposed beam.

BEDROOM 3

A further single bedroom or office with exposed beam and river views.

BATHROOM

A white contemporary suite comprising WC, washbasin, and bath with Aqualisa shower system above. Towel radiator. Fully tiled with feature wall.

SECOND FLOOR

SITTING ROOM

A spacious reception room with high ceiling and river views.

BEDROOM 1

A double bedroom with en-suite shower room.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and walk-in shower. Tiled walls and floor.

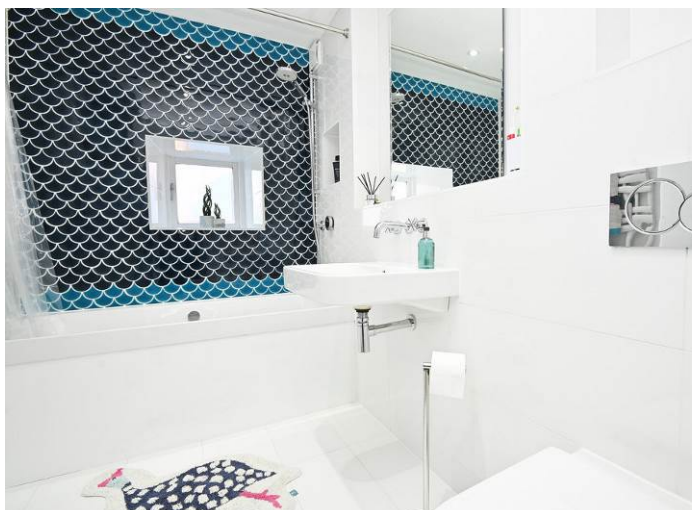
OUTSIDE

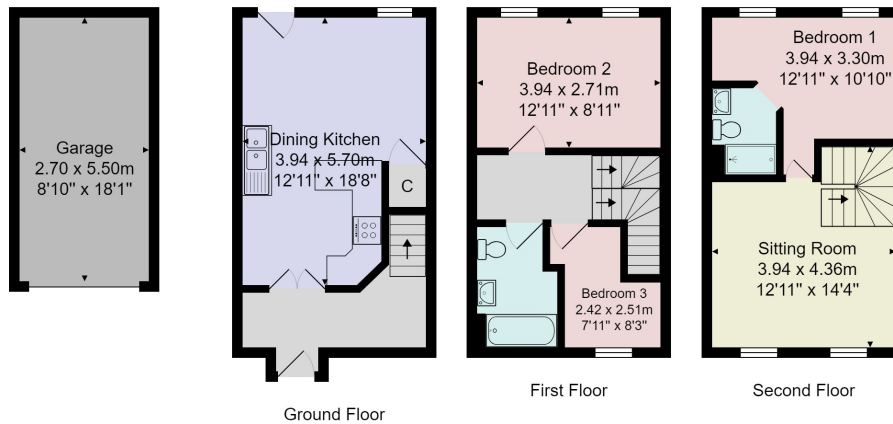
A private driveway provides parking and leads to a single garage. There is additional residents' parking in front of the house. There is an elevated balcony sitting area to the front of the property overlooking the river and a small enclosed garden to the rear with lawn and patio.

AGENT'S NOTE

The green space by the river is available for the exclusive use of the residents of Waterside.

Council Tax Band - D





Total Area: 94.3 m² ... 1015 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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