



15 Waterside, Langthorpe, Boroughbridge, YO51 9GE

£300,000

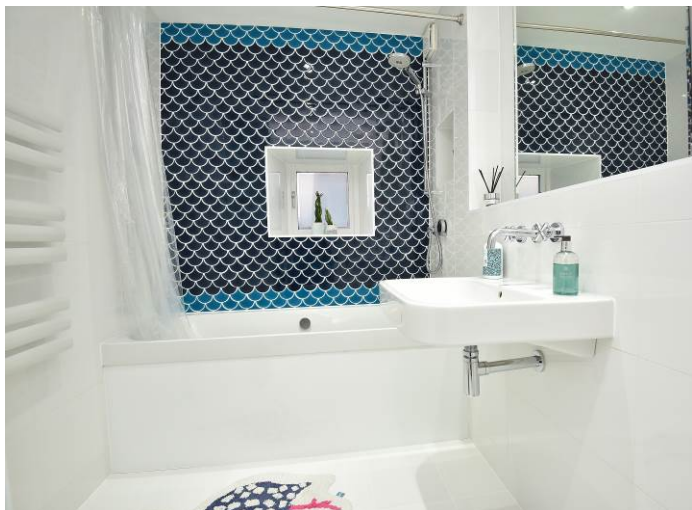
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Blending old with new this beautifully presented period townhouse has been skilfully remodelled to maximise space and provide all the benefits of a modern home within the period charm of Grade II Listed Building, further enhanced by delightful views over the River Ure.

This charming Grade II Listed property forms part of the historic Anchor Brewery on the popular Waterside development and offers flexible accommodation over three levels. Comprising inside of a large kitchen dining room, separate lounge, 3 bedrooms, 2 bathrooms, basement and loft. While outside there is a balcony sitting area to the front, a rear garden and separate garage with additional parking.

Overlooking the River Ure and with easy access to the A1, the property is within walking distance of the excellent local amenities, including shops, services, pubs and restaurants, found in Boroughbridge town centre. Viewing is essential to appreciate the flexibility and flow of this deceptively spacious home.





GROUND FLOOR

ENTRANCE HALL

An impressively sized front door opens into a welcoming space with discreet inbuilt storage for coats and shoes. Double doors to Dining Kitchen and stairs leading to first floor.

DINING KITCHEN

A modern fitted kitchen with built in appliances, including double oven, induction hob with extractor and dishwasher. A peninsular with accent lighting showcases the original iron column. The dining area has additional fitted units and provides a generous space for socialising and sitting. The glazed back door, accessing the garden, and window also benefit from deep reveals. Separate door leads to under-stairs storage and basement.

BASEMENT

Housing the boiler and plumbing for washing machine and tumble dryer. While having reduced height it offers a significant storage and utility space spanning the entire footprint of the house.

LANDING

Having original exposed wood beam and ironwork, and including fitted storage and nook. Stairs continue to second floor and impressive lighting feature.

BEDROOM 2

A double bedroom, featuring original exposed wood beam, high ceiling and benefiting from two windows.

BEDROOM 3

A single bedroom, featuring original exposed wood beam and enjoying river views. Currently used as an office and guest room.

BATHROOM

Benefiting from natural light, this fully tiled room with feature wall offers a contemporary suite comprising of a premium wall hung WC and washbasin, and bath fitted with Aqualisa shower system.

SITTING ROOM

A spacious reception room with a high ceiling and two windows providing river views.

BEDROOM 1

A double bedroom with two windows, contemporary ceiling and wall lights, served by an en-suite shower room and providing access to loft.

EN-SUITE

A luxury suite fully tiled, with wall hung WC and washbasin, walk in rainfall shower with wand, and illuminated de-misting mirror with socket and Bluetooth speaker.

LOFT

Insulated and boarded, providing useful unrestricted space.

OUTSIDE

A separate single garage with driveway is enhanced by additional residents parking in front of the house.

There is small garden to the rear with lawn and patio areas, and gate providing rear access.

To the front of the property there is an ornamental flower bed and steps opening onto a balcony, by the front door, enjoying river views and perfectly complimenting the flexibility of the ground floor as a welcoming entertaining space.

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.

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