



**26 Riverside Mills, Willow Grove, Boroughbridge, YO51 9FX**

**£130,000  
FOR A 50% SHARE**

# 26 Riverside Mills, Willow Grove, Boroughbridge, YO51 9FX

A spacious and well-presented three-bedroom semi-detached house with parking and attractive garden, situated in this delightful position near the Riverside, just a short distance from Boroughbridge town centre. This modern property, which was built in 2021, provides generous accommodation, arranged over three levels. On the ground floor there is a spacious sitting room with patio doors leading to the garden, together with a dining kitchen with stylish fitted units. On the upper floors are three good-sized bedrooms, a modern bathroom and en-suite shower room.

## GROUND FLOOR ENTRANCE HALL

### SITTING ROOM

A spacious reception room with glazed doors, leading to the garden and contemporary feature fire. Patio doors lead out to the south-facing garden.

### KITCHEN

A bright kitchen with space for a dining table. The kitchen comprises a range of modern fitted units with gas hob and integrated oven and Samsung washer / dryer.

## FIRST FLOOR

### BEDROOM 2

A good-sized double bedroom overlooking the marina

### BEDROOM 3

A further bedroom.

### BATHROOM

A white suite comprising WC, washbasin, and bath with shower fitting above.

## SECOND FLOOR

### BEDROOM 1

A large double bedroom.

### SUPERB EN-SUITE SHOWER ROOM

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

## OUTSIDE

Attractive rear garden with artificial grass and paved and decked sitting areas. Allocated tandem off-road parking.

## AGENT'S NOTES

The property is a shared ownership home, 50% of the property is available to purchase on a long leasehold basis, with an original lease of 125 years.

Buyers of a shared ownership property are required to meet the eligible occupier criteria.

100% of the property is also available to purchase if required, on a freehold basis.

The property has gas central heating and double glazing.

## Location

The property is situated in this delightful position on the edge of this popular new development close to the Riverside and just a short distance from Boroughbridge town centre, where there is an excellent range of amenities on offer.

## Council Tax Band - D



Total Area: 82.0 m<sup>2</sup> ... 883 ft<sup>2</sup>

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.

## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92+)	A		
(81-91)	B		83
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			