



14 Church Lane, Boroughbridge, North Yorkshire, YO51 9BA

£120,000

FOR 50% SHARE

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14 Church Lane, Boroughbridge, North Yorkshire, YO51 9BA

A spacious and well-presented four-bedroomed mid-terrace house with gardens and off-street parking situated within walking distance of the ever-popular Boroughbridge town centre. This delightful family home is offered with gas fired central heating and uPVC double glazing and reveals accommodation which extends to almost 1,200 square feet. Church Lane is within walking distance of the well-served town centre of Boroughbridge and its excellent amenities,

GROUND FLOOR ENTRANCE HALL

OPEN-PLAN DINING KITCHEN

Fitted with a range of modern wall and base units with wood work surfaces having inset single-drainer sink unit. Space for range cooker with extractor hood above, space for American-style fridge/freezer plus plumbing and space for dishwasher. Window to front and window to rear. Useful under-stairs storage cupboard. Central heating radiator.

SEPARATE UTILITY

With window to rear and tiled floor. Cupboard with shelving. Plumbing and space for washing machine and space for tumble dryer. Rear access door to the enclosed garden.

LIVING ROOM

With window to front and glazed door to the utility room. Central heating radiators. Wall-mounted electric fire.

FIRST FLOOR

BEDROOM 2

With window to front and central heating radiator.

BEDROOM 3

With window to front and central heating radiator.

BEDROOM 4

With window to rear and central heating radiator.

BATHROOM

Fully tiled with panelled bath, walk-in shower enclosure, low-flush WC and vanity unit with inset washbasin. Wall-mounted illuminated medicine cabinet. Chrome ladder-style heated towel rail. Window to rear. Extractor fan. Under-floor heating.

SECOND FLOOR

MASTER BEDROOM SUITE

A double bedroom with wall-mounted electric heater. Eaves storage and roof window.

DRESSING AREA

With roof window and under-eaves storage.

EN-SUITE SHOWER ROOM

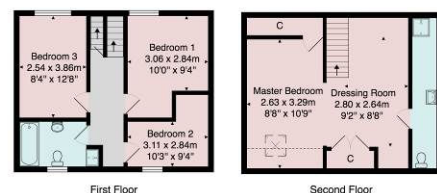
With shower enclosure, low-flush WC and vanity unit with inset wash basin. Chrome ladder-style heated towel rail.

OUTSIDE

Sloping lawn with to front shared walkway leading to enclosed rear gardens with shaped lawn and timber shed. Hard-standing provides off-street parking.



Ground Floor
Total Area: 142.0 m² ... 1528 ft²
All measurements are approximate and for display purposes only.
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