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The Terrace

Kirby Hill, Boroughbridge, YO51 9DQ

Asking Price £249,995



This delightful period house presents a wonderful opportunity for those looking to enhance and modernise a classic property. With its rich history, the home boasts several period features that add character and charm.

Upon entering, you are greeted by a spacious lounge adorned with a lovely bay window, allowing natural light to flood the room. The kitchen, which includes some storage units, with fireplace and has plenty of space for dining. Additionally, the property benefits from a useful cellar access from the kitchen providing extra storage.

The first floor comprises two generously sized double bedrooms along with a well-appointed house bathroom. For those seeking additional living space, the second floor features a versatile attic area. With the necessary consents and some reconfiguration, this space could easily be transformed into a third bedroom, offering even more accommodation.

Externally the property features a direct rear garden area with brick-built outbuildings, perfect for storage or potential workshop use there is also a handy gardeners WC with tap. A further garden area is accessible via a walkway, providing a lovely outdoor retreat which is lawned and has a greenhouse. To the front, garden area with planted borders and lawn with steps leading from the main road enhances the property's curb appeal.



Additional Information
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Offer Acceptance & AML Regulations
Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

Mortgage Advice
We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.

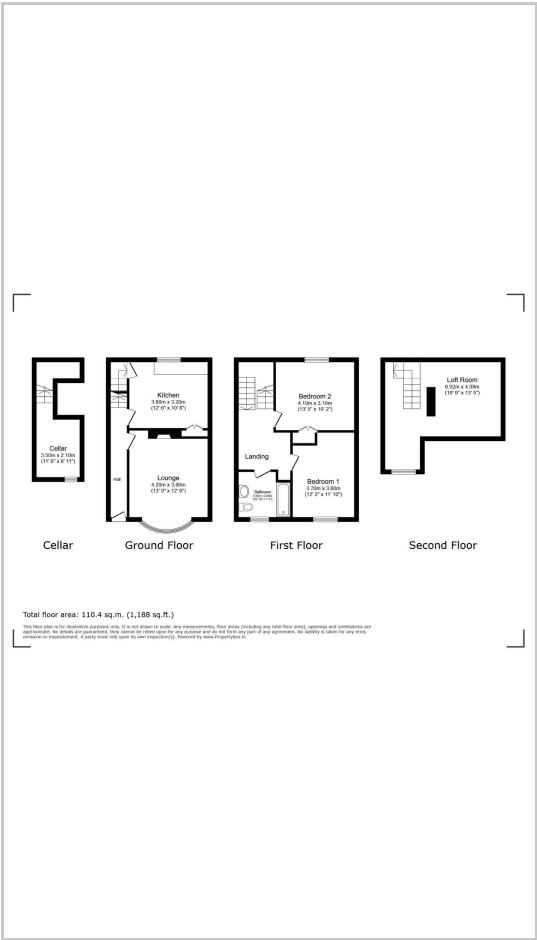
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note
The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

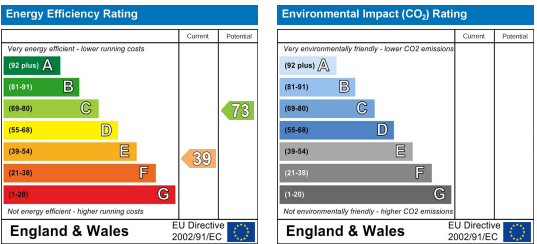
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.