

# HUNTERS®

HERE TO GET *you* THERE

**3 The Terrace, Kirby Hill, Boroughbridge, York, YO51 9DQ**

**Guide Price £275,000**

**Property Images**





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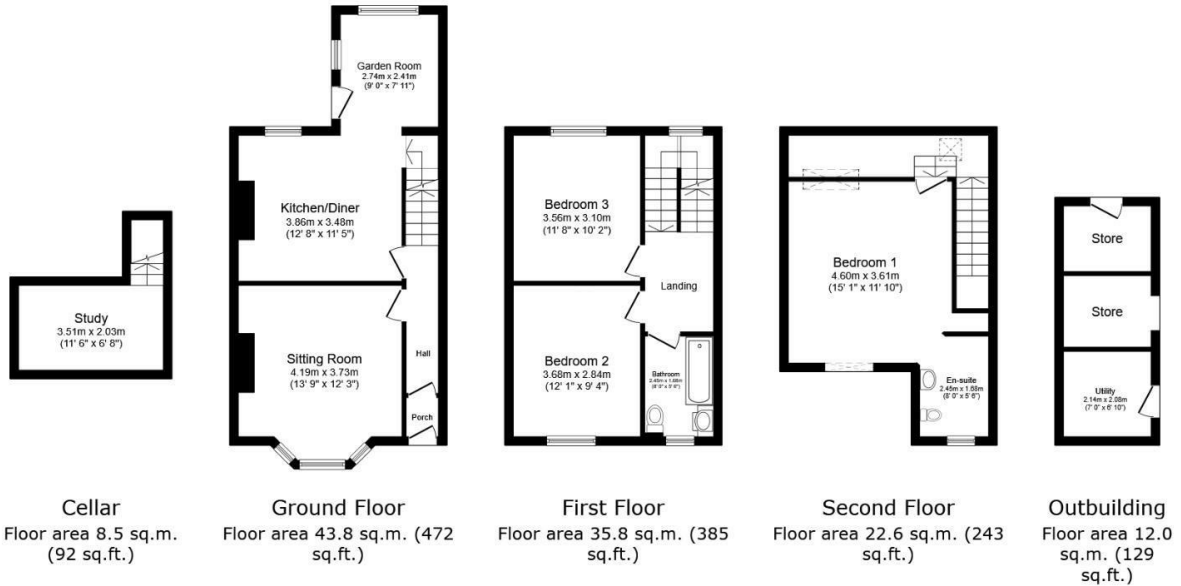
## Property Images



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## Floorplan



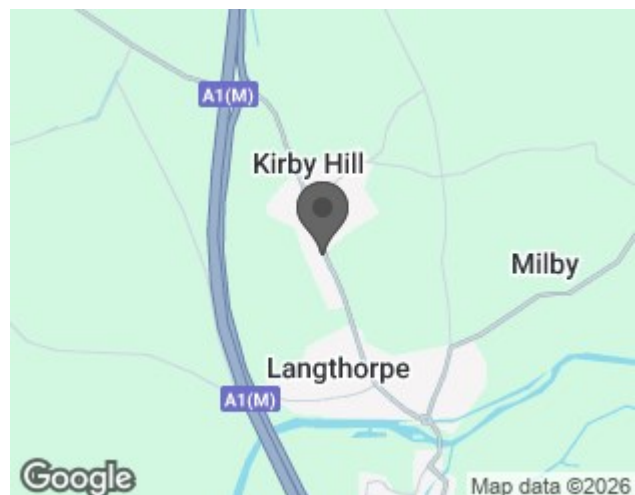
Total floor area: 122.7 sq.m. (1,321 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Map



## Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold



## Summary

This delightful three-bedroom terraced house, dating back to pre-1900, offers a unique blend of period features and some modern enhancements. Set in an elevated position, the property boasts spacious accommodation spread over three well-appointed floors, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bay-fronted lounge, complete with a cosy log burner, perfect for those chilly evenings. The rear kitchen, adorned with an original quarry tiled floor, flows seamlessly into a separate dining area, creating an inviting space for family gatherings and entertaining guests. The lower ground floor features a versatile cellar, currently utilized as a study area.

The first floor reveals a generous landing that leads to two double bedrooms, offering ample space and natural light and a house bathroom. Ascending to the second floor, you will find a spacious bedroom with eaves storage and is completed with a separate WC, adding to the practicality of the home.

Externally the property features a rear yard with three brick-built outbuildings, perfect for storage or potential workshop use. A further garden area is accessible via a walkway, providing a lovely outdoor retreat. To the front, a lawn area with steps leading from the main road enhances the property's curb appeal.

This property is currently undergoing further cosmetic enhancements by the current owners, ensuring it is ready to meet the needs of modern living while retaining its historical charm. With its spacious layout and desirable location, this home is a wonderful opportunity for those seeking a blend of character and comfort in Kirby Hill.

## Features

• PERIOD TERRACE PROPERTY • THREE DOUBLE BEDROOMS • LOVELY COSY BAY FRONTED LOUNGE WITH LOG BURNER • FITTED KITCHEN WITH SEPARATE DINING AREA TO THE REAR • LOWER GROUND CELLAR ( CURRENTLY UTILISED AS A STUDY AREA) • FIRST FLOOR BATHROOM AND TWO BEDROOMS • SECOND FLOOR BEDROOM WITH SEPARATE WC • REAR YARD WITH THREE USEFUL OUTBUILDINGS • SEPARATE REAR GARDEN ACCESS OVER THE PATHWAY • EASY ACCESS IN THE BOROUGHBRIDGE, A1 AND RIPON CITY