



7 ORCHARD TERRACE  
Boroughbridge, York



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 7 ORCHARD TERRACE

York, YO51 9AF

A fantastic period family home which has been the subject of refurbishment and reconfiguration, positioned centrally in the popular market town of Boroughbridge offering over 1,700sq ft of superb flexible accommodation with delightful enclosed garden to the rear and brand new fitted kitchen

## ACCOMMODATION

Beautiful period Town House  
Central location in Boroughbridge  
Reconfigured and updated by the current owners  
Beautiful refitted kitchen opening to the garden  
Delightful rear garden and patio area  
Perfect for families  
Four bedrooms and three reception rooms  
Close to all amenities



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## Situation and Amenities

Orchard Terrace is a delightful terrace of period properties situated in the centre of Boroughbridge with gardens to the rear overlooking the River Tutt. As such, the homes are afforded a high degree of privacy and tranquillity. The terrace is on the doorstep of the wide and varied amenities found in Boroughbridge. These include a range of independent high street shops, cafes, restaurants and public houses, leisure and hotel facilities, primary and secondary schooling. Easily accessible being situated just off Junction 49 of the A1 motorway and the station at Thirsk gives access to the east coast mainline and London Kings Cross.







### 7 Orchard Terrace

This super home really has the wow factor. The current owners have cleverly reconfigured the ground floor to create a contemporary living space. The opening up of the dining room into the newly refitted kitchen is exemplary and the doors leading to the patio and garden beyond not only allows the morning sun to flood in, brings the 'outside in'! Flexible in its layout, the home has a huge family/playroom on the first floor which also lends itself to many other uses.

The accommodation briefly comprises to the ground floor: Entrance hall, cloakroom/w.c, sitting room, dining room opening to the stunning refitted kitchen with centre island, a range of integrated appliances and doors to the rear leading to the patio and gardens.

To the first floor off the split level landing is the family room which has a number of potential uses. This leads to the large family bathroom with four piece suite encompassing a claw foot bath and separate walk-in shower. Off the main landing are three bedrooms and a staircase leading to the second floor.

Off the landing on the second floor is the principal bedroom with extensive built-in wardrobes and a shower room.





### Externally

The property has a delightful front garden with paved path, ornamental box and a brick wall and wrought iron railings. An archway to the side of the adjoining house leads to the rear and gives access to the garden. The rear garden is east facing and enjoys morning sun, perfect for summer breakfasts. There is a paved patio and courtyard which then leads to the gorgeous garden. Mainly laid to lawn, this space has mature shrub boundaries and backs onto the River Tutt.

### The Appeal of our Home - The Owners' Insight

We love the character of the home and the spaciousness throughout. There are many original features and the kitchen is perfect for entertaining. We are particularly proud of this. Boroughbridge has a warm and welcoming community and the house is walking distance to everything we need as a family.

### Services

Mains drainage

### Local Authority and Council Tax Band

North Yorkshire Band D

### Viewings

By appointment with GSC Grays 01423 590 500

### What 3 Words

dissolve.bossy.garlic

### Particulars and photographs

Particulars written and photographs taken in June 2024

### Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
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TOTAL APPROX. FLOOR AREA 1682 SQ.FT. (156.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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