



NORTON HOUSE, 4 ALDBOROUGH ROAD
Boroughbridge



NORTON HOUSE 4 ALDBOROUGH ROAD

Boroughbridge YO51 9EA

Located centrally in Boroughbridge, this 5 bedroom semi detached house is positioned in one of the most sought after locations in the town. Well maintained, the property is now in need of cosmetic updating throughout to realise its full potential and is perfect for families.

ACCOMMODATION

Central Location in Boroughbridge
Five bedrooms and two reception rooms
In need of cosmetic updating
Large garden to the rear
Integral garage
Perfect for families



GSC GRAYS

PROPERTY • ESTATES • LAND

15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Aldborough Road is one of the most sought-after locations in Boroughbridge. It benefits from being on the doorstep of the wide and varied amenities found in the town. These include a range of independent high street shops, cafes, restaurants and public houses, leisure and hotel facilities, primary and secondary schooling. The Town is easily accessible being situated just off Junction 49 of the A1 motorway and the station at Thirsk (20 mins drive) gives access to the east coast mainline and London Kings Cross.





Norton House

Norton House is a traditional semi detached house positioned centrally in the popular market town of Boroughbridge. Well maintained throughout, the five bedroom home is dated and requires cosmetic updating to realise its full potential and there is also scope to extend (subject to planning) due to the size of the plot. With central heating and double glazing the property briefly comprises:

To the ground floor; Entrance hall with stairs off and under stairs cupboard, dining room to front with bay window and fireplace, extended lounge with glazed door to the rear garden, kitchen with utility room, inner hall leading to cloakroom/w.c and storage cupboard.

To the first floor; Main landing leading to two double bedrooms with built in storage, single bedroom to front elevation, shower room with airing cupboard, half landing leading to two double bedrooms and separate w/c.



Externally

To the front of the property is a garden laid to lawn with brick wall boundaries and mature borders. A driveway provides parking and leads to the integral garage. A path leads down the side of the property to the expansive rear garden. This has a patio adjacent to the house, large lawn and mature borders. A super place for children.

Local Authority and Council Tax Band

North Yorkshire Band D

Services and Other Information

All mains services

Particulars and Photographs

The particulars were written and photographs taken July 2024

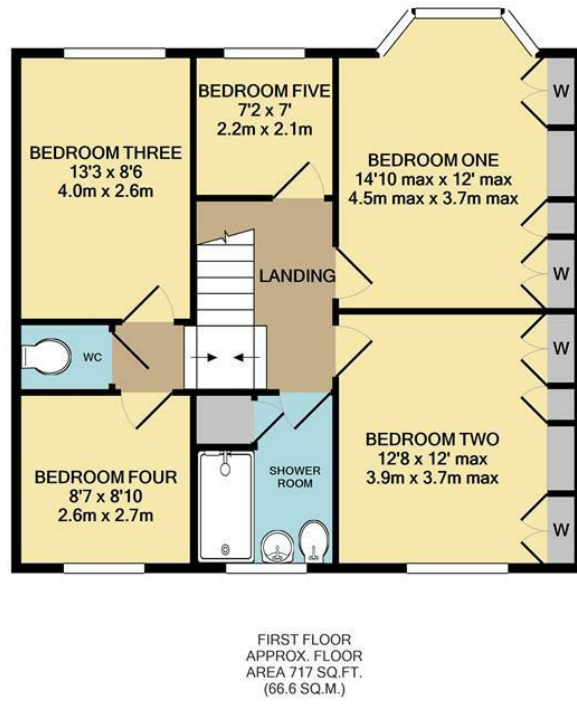
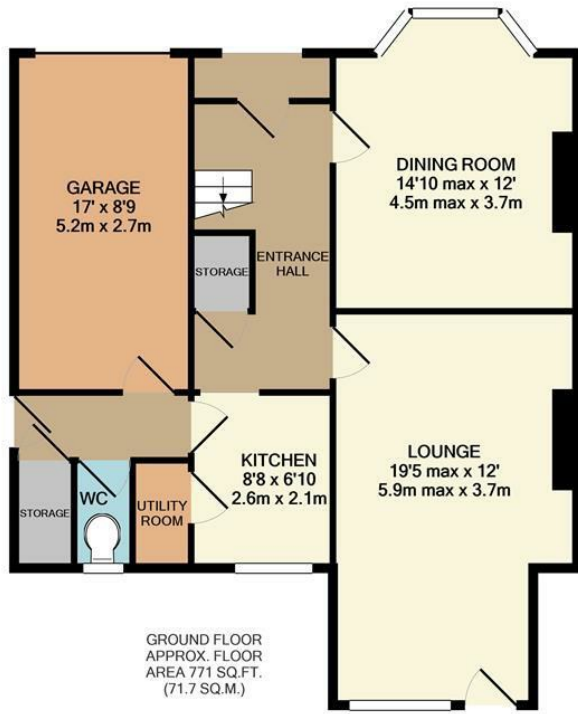
Viewings

Strictly by appointment with GSC Grays 01423 590500

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1488 SQ.FT. (138.3 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

