



2 ANCHOR TERRACE

Langthorpe, Boroughbridge YO51 9BT



GSC GRAYS
PROPERTY • ESTATES • LAND

2 ANCHOR TERRACE

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Anchor Terrace is a pretty Two bedroom cottage with fantastic river views and within walking distance of the amenities in Boroughbridge town centre.

Perfect for first time buyers or investors

Pretty two bedroom Cottage

Superb river views

Large Dining kitchen

Two bathrooms

Central heating and Double Glazing

Off street Parking

Convenient location walking distance to Boroughbridge town centre



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Description

This delightful cottage is sure to appeal to first time buyers. It offers fantastic two bedroom accommodation and has the benefit of two bathrooms, perfect for when guests stay. The house has been much loved by the current owners and is elevated from the road offering a high degree of privacy.

Briefly comprising: Living Room with bow window and stairs off. Door through to dining kitchen with range of modern wall and floor mounted units and range cooker. The kitchen is a great space for entertaining and could comfortably house a large dining table.

To the first floor is bedroom 1 with built in storage and bow window to the front, bedroom 2 is to the rear and has the benefit of an ensuite shower room, there is also a house bathroom. The loft space is fully boarded and has a roof light.

Outside

A gravelled driveway allows for off street parking and there are steps up to the raised terrace with paved terrace and riverside views. To the rear of the property is a yard area where there is scope for landscaping or for further parking.

Situation and Amenities

Anchor Terrace is a short walk from the centre of Boroughbridge. As such 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.

Local Authority and Council Tax Band

North Yorkshire Band B

Services and Other Information

All mains services are connected to the property

Particulars and Photographs

Particulars were prepared January 2025

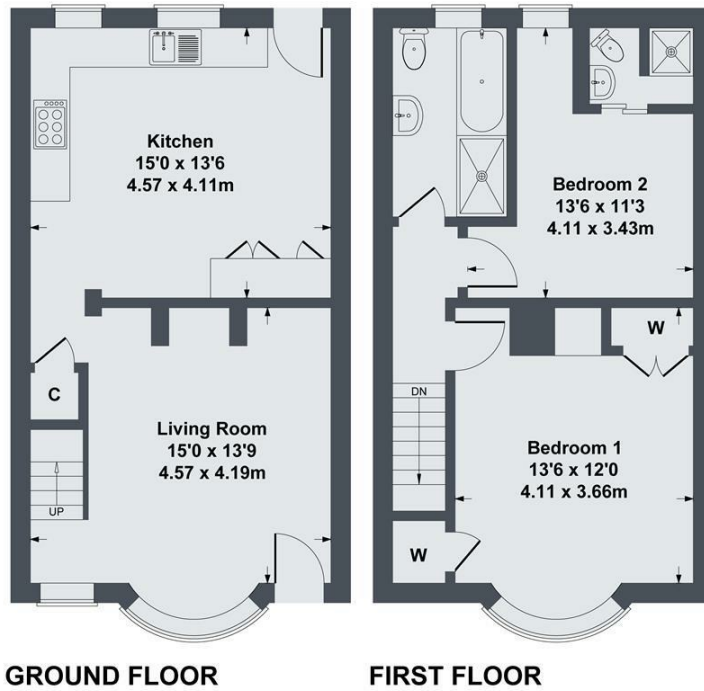
Viewings

Strictly by appointment with GSC Grays 01423 590500



2 Anchor Terrace

Approximate Gross Internal Area
850 sq ft - 79 sq m

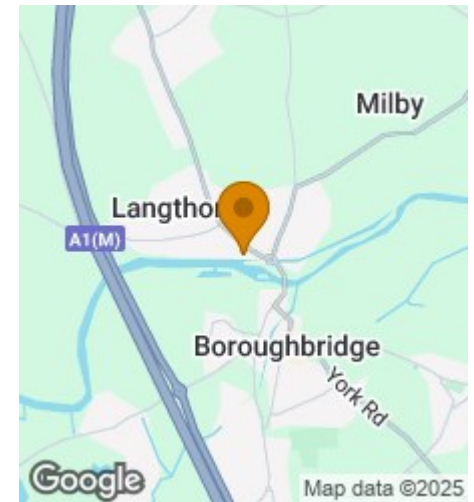


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Disclaimer Notice

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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.