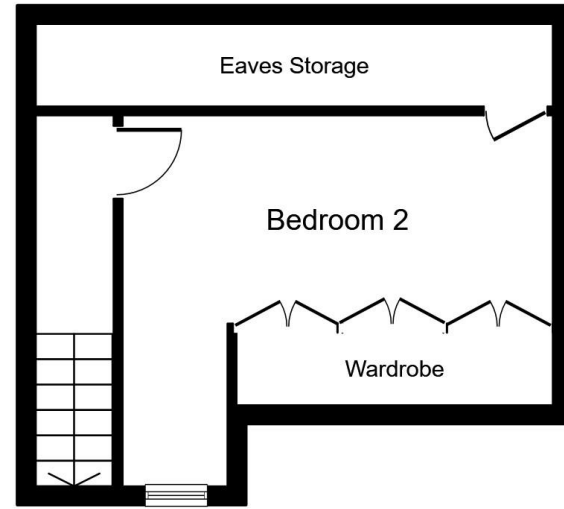


**First Floor**



**Second Floor**

NOT TO SCALE For layout guidance only



## Boroughbridge ~ 8 Minerva Court, YO51 9PB

A spacious two-bedroom duplex apartment with delightful riverside views, conveniently located within walking distance of the town centre. A delightful retirement development exclusively for the over 55's, offered for sale with vacant possession.

- Independent access and entrance lobby
- Fitted kitchen with integrated appliances
- Living room with riverside views
- Two double bedrooms
- Gas central heating and double glazing

**£130,000** PRICE REGION FOR THE LEASEHOLD



### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

sales@rentonandparr.co.uk  
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

## BOROUGHBRIDGE

Boroughbridge lies on the edge of the Vale of York close to two National Parks, the Yorkshire Dales and the North York Moors. It is convenient for Ripon, Harrogate and York as well as the A1(M) connecting to Leeds and the wider motorway network. York and Thirsk railway stations provide regular, mainline connections to London Kings Cross.

### DIRECTIONS

From the centre of town proceed over the bridge towards Langthorpe and Minerva Court is on the right hand side, the property being identified by a Renton & Parr for sale board.

### THE PROPERTY

An internal inspection is strongly recommended to appreciate this surprisingly spacious two bedroom first and second floor duplex apartment, conveniently located close to the town centre with delightful riverside views.

The property benefits from gas fired central heating, double glazed windows and in further detail comprises :-

## GROUND FLOOR

### PRIVATE ENTRANCE HALL

Private entrance hall and staircase to first floor.

### LANDING

With linen cupboard having radiator.

### LIVING ROOM

4.67m x 3.02m (15'4" x 9'11")

Double glazed aspect window to rear overlooking the river and bridge towards the town centre.



## KITCHEN

2.79m x 2.54m (9'2" x 8'4")

Range of wall and base units including cupboards and drawers, work surfaces, part tiled surrounds, one and a half bowl sink unit and mixer taps, integrated appliances including oven, microwave, hob and hood, washing machine, fridge and freezer. Radiator, double glazed aspect window, Vaillant gas fired central heating boiler.



## SHOWER ROOM

A white suite comprising shower cubicle, pedestal wash basin, low flush w.c., chrome heated towel rail, extractor fan.



## BEDROOM ONE

3.53m x 3.02m (11'7" x 9'11")

Including fitted wardrobes, double glazed window, radiator.

## SECOND FLOOR

Staircase from the first floor landing to:

### LANDING

### BEDROOM TWO

4.62m x 2.29m (15'2" x 7'6") widening to 4.06m (13'4")

including fitted wardrobes

Double glazed window, radiator, ceiling cornice, access to useful eaves storage.



## TO THE OUTSIDE

Communal lawned area and parking space to be confirmed.



## TENURE

Leasehold. The remainder of a 189 year lease from the 1st April 1988. Ground rent is peppercorn. Service charge for 2024 is £1,128

## COUNCIL TAX

Band B (from internet enquiry).

## SERVICES

We understand mains water, electricity, gas and drainage are connected.

## GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

## VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared April 2024

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>	71	73
(55-68) <b>D</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	