



## Langthorpe, Boroughbridge £1,200 Per Month

An outstanding semi detached property situated in a pleasant rural location on the edge of Langthorpe. Attractively appointed, recently redecorated and refurbished. Oil fired central heating and UPVC double glazing. Outside are extensive lawned gardens with summerhouse.

EPC 64 D. NO SMOKERS. PETS CONSIDERED.





## DESCRIPTION

Entrance Hall: Part glazed uPVC external door, central heating radiator, smoke alarm, under stairs cupboard housing Worcester oil fired central heating boiler, carbon monoxide detector.



Lounge (Front): 12'1" x 10'9" (3.68m x 3.28m) coal effect electric fire to fireplace with wood surround, central heating radiator.

Dining Room (Rear): 13'10" x 10'9" (4.22m x 3.28m) laminate flooring, central heating radiator, cast iron stove recess to chimney breast, carbon monoxide detector.

Kitchen: 12'9" x 6'3" (3.89m x 1.91m) single drainer stainless steel sink, range of fitted base units and drawers with light oak doors beneath slate effect laminate worktops, tile splashback, matching wall units, Belling electric oven, plumbing for an automatic washer, heat detector, part glazed external door.

First Floor Land: central heating radiator, smoke alarm.



Bedroom One (Front): 10'8" x 10'6" (3.25m x 3.20m) central heating radiator.

Bedroom Two (Rear): 12'9" x 10'10" (3.89m x 3.30m) central heating radiator.

Bedroom Three (Rear): 9'6" x 6'2" (2.90m x 1.88m) central heating radiator.

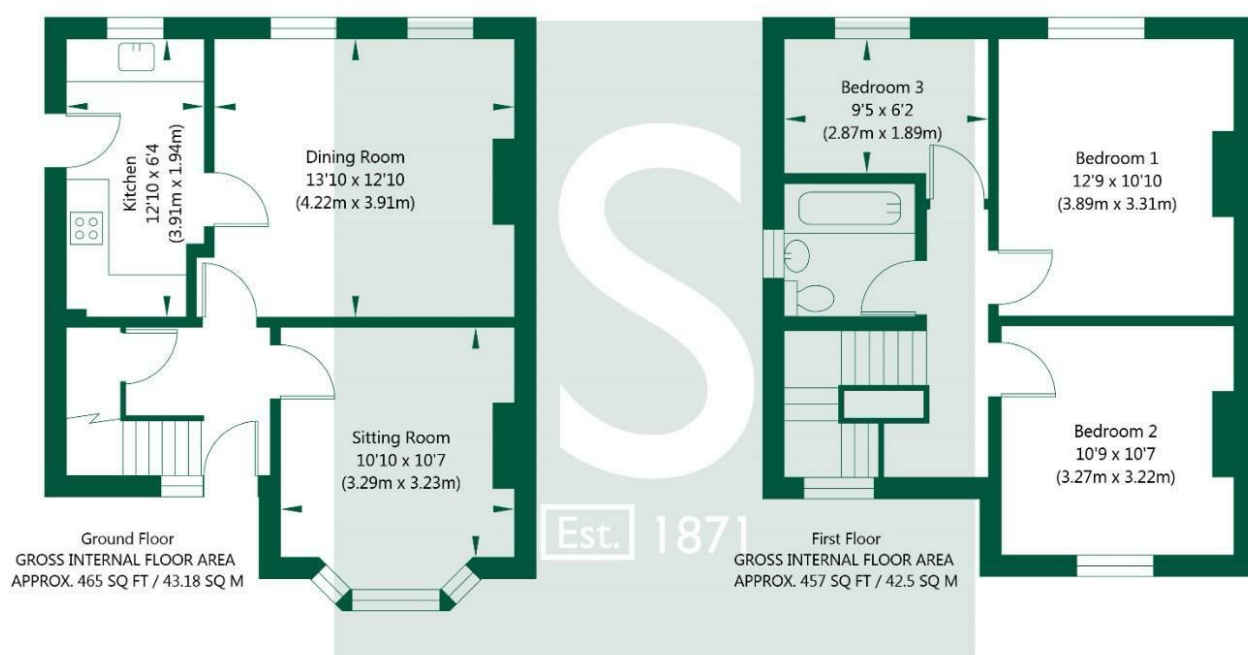
Bathroom/WC: with white suite comprising panelled bath with shower and glazed screen, pedestal hand basin, low flush WC, floor tiled, tiled walls, extractor fan.



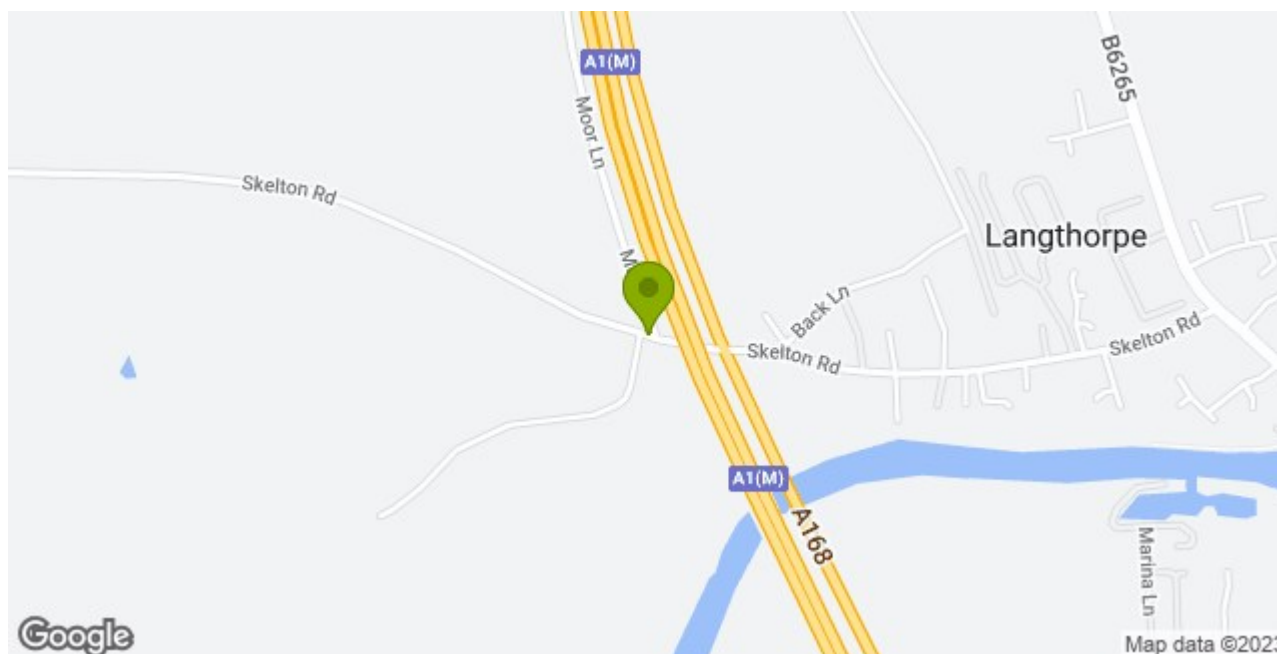
Outside: Lawned garden to front, drive with ample car parking space to side, side lawned garden, shed, large lawned garden to rear with useful timber summerhouse 18'7" x 8'11" plus canopy to front.



# Langthorpe, YO51 9BZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 922 SQ FT / 85.68 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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