



## Hunters Row, Boroughbridge £850 Per Month

A fabulous 2 bedroom end of terrace property featuring a living room, dining kitchen and a stylish bathroom complemented by driveway, single garage and an enclosed rear garden.



## Inside

An entrance lobby with stairs to the first floor leads into a living room with storage cupboard and a dining kitchen, providing a range of base and wall storage units, built-in oven and hob, freestanding appliance space and a door out into the rear garden.

The first floor landing leads off into 2 double bedrooms (both with built-in wardrobes) and a stylish bathroom with L-shaped bath and a shower above.

Other internal features of note include double glazing and radiator central heating by way of an air source heat pump.

## Outside

The front garden is mainly laid to lawn and a driveway to the side of the property provides parking and access into a detached brick built single garage with power and light connected.

The rear garden is enclosed and features a lawn, shingled and paved seating areas and a door into the garage.

## Energy Efficiency

The property's current energy rating is D (59) and has the potential to be improved to an EPC rating of B (83).

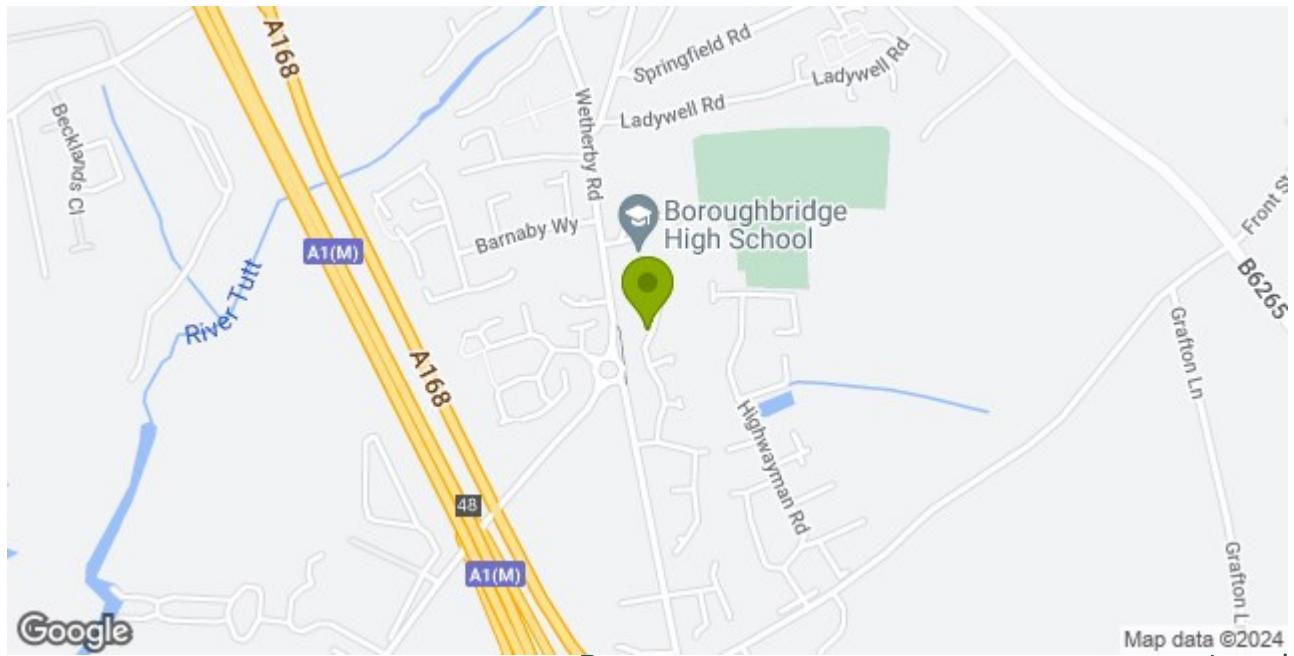
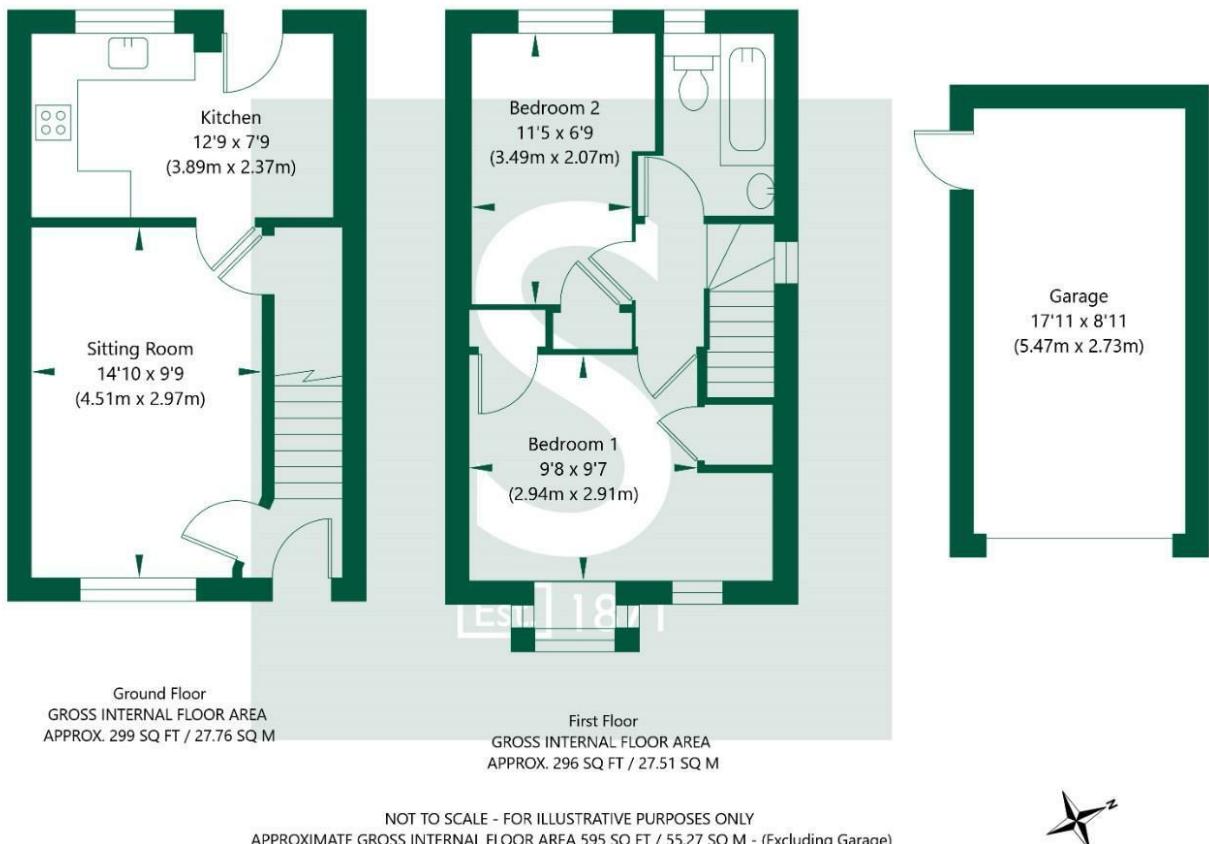
## Services

All mains services are connected to the property.

## Council Tax

This property is within North Yorkshire Council and the tax band is B.





## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

## Associates

N Lawrence

