



Florence Court, Boroughbridge, York £950 Per Calendar Month

This delightful, 3 bedroom property is located in a quiet cul de sac and is within walking distance to Boroughbridge High Street. Newly redecorated, the property benefits from kitchen/dining with appliances included, lounge with gas fire and conservatory leading to outside patio garden. Upstairs the main bedroom has en suite shower room. Viewing is highly recommended to appreciate this property.

No smoking. No pets



DESCRIPTION

ENTRANCE HALL - with stairs to the first floor and CLOAKROOM

KITCHEN / DINING - contemporary kitchen units with solid wood worktops, dining area. Integrated over and hob, dishwasher and fridge freezer. Gas central heating

LOUNGE - large living area with feature gas fire and marble surround. Leading to garden room offering a bright additional living space with garden access.

UTILITY AREA - with washing machine and access to the back garden



First Floor

BEDROOM ONE (rear) - double room with built in wardrobes, curtains and en suite SHOWER ROOM

BEDROOM TWO (front) - double room with neutral décor and full-length curtains

BEDROOM THREE (front) - single room or ideal home office



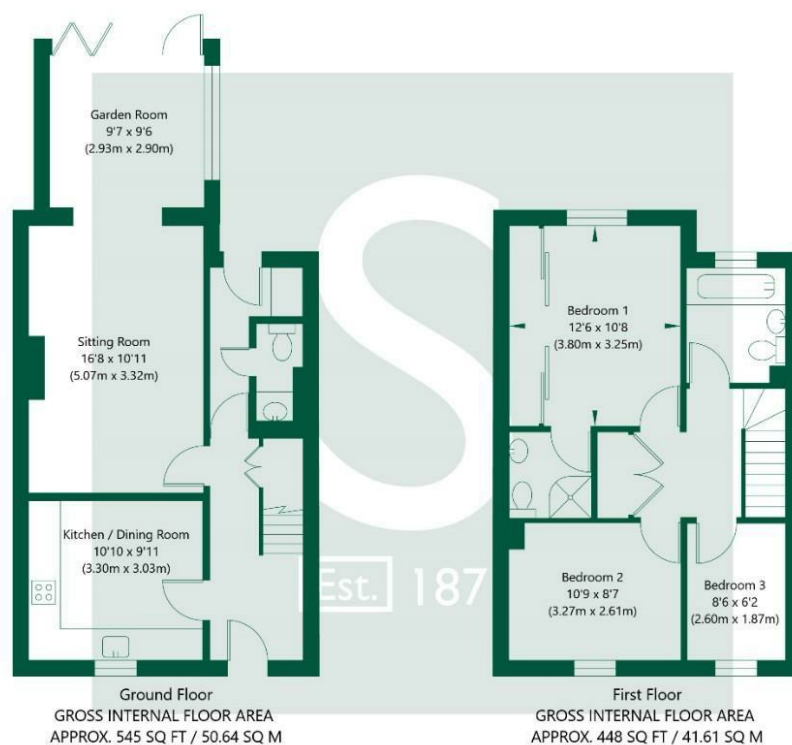
BATHROOM - modern white suite with shower over bath and glazed shower screen

OUTSIDE - low-maintenance patio garden and car port parking

The property can be offered part furnished or unfurnished as required. The white goods would be for tenants use and would not be maintained by the Landlord. The car port is located within the cul-de-sac but is not adjacent to the property. There is also parking outside the front of the property



Florence Court, Boroughbridge, YO51 9NU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 993 SQ FT / 92.25 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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