

## Hunters Row, Boroughbridge Guide Price £210,000

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

\*\*\* NO ONWARD CHAIN \*\*\*

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### 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

We have been informed by the Vendor that all mains services are connected to the property.

### Tenure

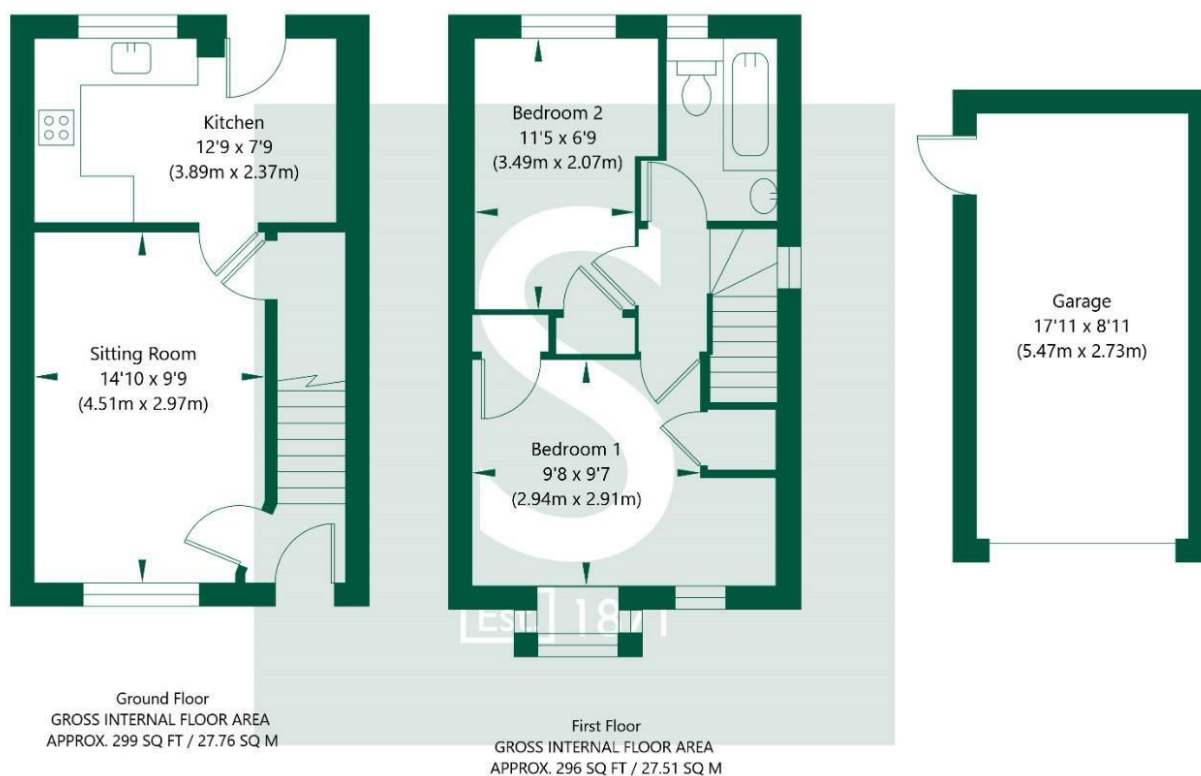
We have been informed by the Vendor that the property is freehold.

### Council Tax

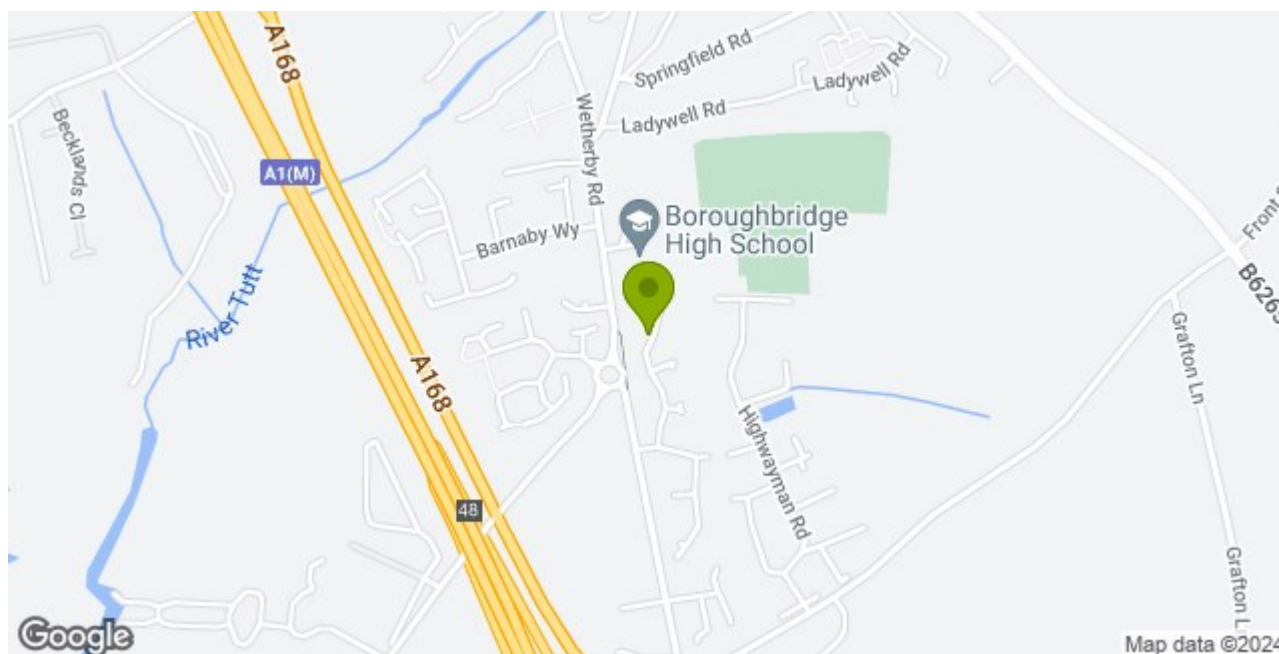
This property is within North Yorkshire Council and the tax band is B.



# Hunters Row, Boroughbridge, YO51 9PE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 595 SQ FT / 55.27 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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