

46 Hunters Row
Boroughbridge, YO51 9PE
£925 Per Month



## AVAILABLE NOW IN BOROUGHBRIDGE.

This two bedroom mid terrace house is located in the sought after location of Boroughbridge and is only a 15 minute walk from the town centre and local amenities.

The property comprises an entrance foyer which opens up to the lovely well presented lounge.

The well equipped kitchen overlooks a spacious conservatory with rear garden access.

As you proceed up the stairs you are greeted by a three piece family bathroom and two double bedrooms. The property comes with a driveway and garage space.

This property would be ideal for a single occupancy, two professional sharers or a couple looking to get to know Boroughbridge and the local areas.

Pets considered on a case by case basis EPC - D
Council tax band B















## **FLOOR PLAN LOCATION** Ground Floor 368 sq.ft. (34.2 sq.m.) approx. 1st Floor 259 sq.ft. (24.0 sq.m.) approx. Bathroom 7'11" x 5'1" 2,40m x 1.56m Conservatory 10'2" x 9'2" Bedroom 3.11m x 2.80m 11'0" x 7'7" 3.36m x 2.31m Storage Kitchen 12'9" x 7'4" 3.88m x 2.24m Bedroom 12'8" x 8'9" 3.87m x 2.66m **Coogle** Lounge 14'2" x 9'8" Map data @2025 4.33m x 2.94m **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 84 (69-80) (55-68) 57 (39-54) (21-38) G TOTAL FLOOR AREA: 627 sq.ft. (58.2 sq.m.) approx.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Not energy efficient - higher running costs

**England & Wales** 

EU Directive

2002/91/EC