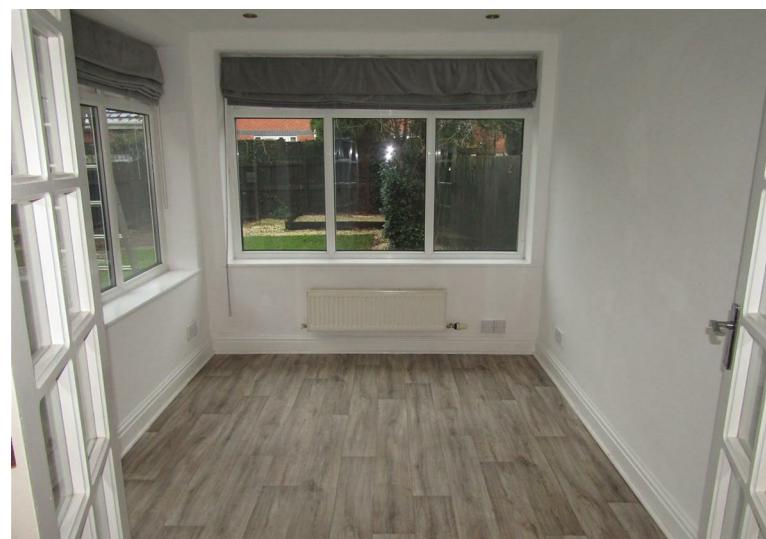




19 Hazel Road  
Boroughbridge, York, YO51 9UT  
£1,150 Per month



SEMI-DETACHED THREE BEDROOMED WITH ENSUITE SHOWER  
LOUNGE, DINING KITCHEN  
CONSERVATORY, ENCLOSED REAR GARDEN  
GAS FIRED CENTRAL HEATING  
DRIVEWAY CUL-DE-SAC LOCATION  
AVAILABLE NOW LONG TERM



### **Description**

An impressively presented 3 bedroom semi-detached property featuring extended ground floor living space, en-suite shower to the master bedroom in a cul-de-sac location. The property includes an entrance hall, sitting room, stylish dining kitchen, garden room, master bedroom with en-suite shower, 2 further bedrooms and a bathroom complemented by a generous driveway, and a low maintenance gardens to both front and rear.

### **Location**

Boroughbridge features a choice of shops and a range of services along with public houses, restaurants and a nearby supermarket. Boroughbridge High School is most convenient and there is a primary school in the town. There is easy access to the cathedral city of Ripon, spa town of Harrogate and historic city of York, all providing more extensive amenities and schooling. For the commuter the location is most convenient for the A1 which provides links to the region's motorway network and key business centres.

### **Directions**

Entering Boroughbridge from the south along the A168 approaching the first roundabout take the 3rd exit towards the town centre. Passing the garden centre on the left, at the second roundabout take the 2nd exit into Hazel Road





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive		EU Directive	

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