CRAVEN-HOLMES
ESTATE AGENTS









Flat 6, Mauleverer House Horsefair
Boroughbridge, YO51 9AA

£650 Per month

A SUPERB 1-BEDROOM FIRST-FLOOR APARTMENT
BATHROOM, KITCHEN, SITTING ROOM
DOUBLE BEDROOM, GOOD STORAGE CUPBOARDS
CENTRAL LOCATION WITH PARKING
GAS CENTRAL HEATING
EPC C, COUNCIL TAX BAND A

Flat 6, Mauleverer House Horsefair, Boroughbridge, YO51 9AA

Description

Enjoying a delightful and highly convenient position within the heart of Boroughbridge. Apartment 6 is a first floor apartment with stunning views over Fishergate which is well worthy of an early inspection to fully appreciate.



From a timber entrance door opens to a communal reception hall with stairs rising to the first floor landing. A private sturdy six panel white painted timber entrance door opens to a L-SHAPED RECEPTION LOBBY with doors leading off.

A delightful light and airy SITTING ROOM with dual aspect and stunning views overlooking Fishergate. Useful breakfast bar extends between the kitchen and sitting room to one side.

LONG TERM WITH AN INITIAL 12 MONTH CONTRACT

The BEDROOM is a good size double benefitting from a fitted wardrobe and window with similar stunning view overlooking the town.

Fitted KITCHEN with a range of beech effect fronted cupboards and drawer wall and floor units with fitted curved edge countertops. Inset 4 ring gas hob with concealed extractor above and double oven below. Inset stainless steel sink unit with side drainer and chrome mixer tap. Space and plumbing for a washing machine and further low lever space below the counter top for a fridge and or freezer.

White three piece BATHROOM suite with a plumbed shower over the bath, low level WC, wash hand basin and radiator.

OUTSIDE there is allocated off street parking directly behind the property and a pleasant communal garden.

LOCATION - Boroughbridge lies approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

LONG TERM WITH AN INITIAL 12 MONTH CONTRACT

POSTCODE - YO51 9AA

SERVICES - Mains water, electricity and drainage, with mains gas central heating

DIRECTIONS - From our Boroughbridge office proceed along the High Street and on to Fishergate. At the T-junction turn left and then first right whereupon Mauleverer House is located with parking to the rear on the right hand side.

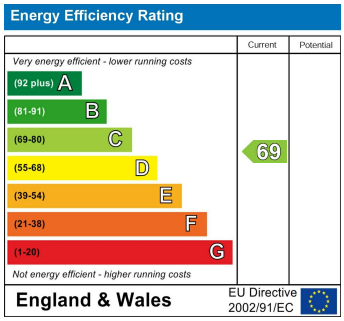
Flat 6 Mauleverer House

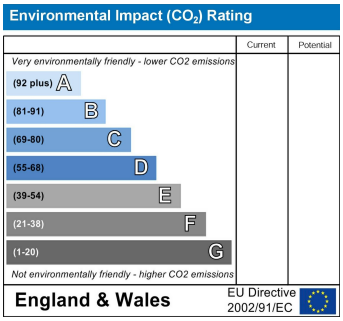


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd





Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW
t: 01423 329010 **e:** lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk
www.craven-holmes.co.uk