CRAVEN-HOLMES
ESTATE AGENTS

12 Abel Close
Boroughbridge, York, YO51 9US

£2,000 Per month

DETACHED 4 BEDROOM MASTER ENSUITE FAMILY HOME
VERSATILE LIVING ACCOMMODATION,
SITTING ROOM MODERN KITCHEN THROUGH TO DINING AREA AND CONSERVATORY,
HOUSE BATHROOM, DOWN STAIRS CLOAK ROOM AND GARAGE
CUL-DE-SAC LOCATION, AMPLE OF STREET PARKING FOR A NUMBER OF VEHICLES
CLOSE TO LOCAL SHOPS SCHOOLS, AND AMENITIES
A1M 0.5 OF A MILE AWAY GIVING ACCESS TO EXCELLENT COMMUTE

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Description

Nestled in the charming town of Boroughbridge, York, this delightful house on Abel Close offers a perfect blend of comfort and convenience. The property is situated in a peaceful residential area, making it an ideal retreat for families and professionals alike.

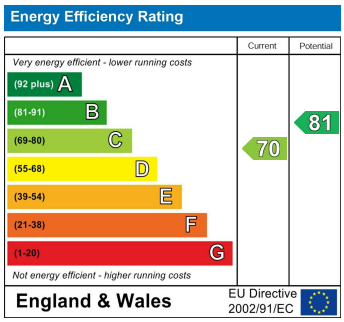
As you approach the house, you will be greeted by a well-maintained exterior that reflects the care and attention given to this lovely home. Inside, the spacious layout provides ample room for relaxation and entertaining. The living areas are bright and airy, creating a warm and inviting atmosphere.

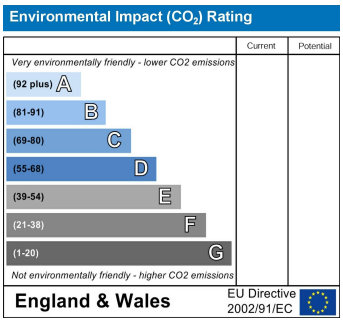
The kitchen is well-equipped, making it a joy for any home cook to prepare meals. With plenty of storage and workspace, it is both functional and stylish. The adjoining dining area is perfect for family gatherings or hosting friends. The conservatory over looks the rear garden.

The bedrooms are generously sized, offering a tranquil space to unwind after a long day. Natural light floods through the windows, enhancing the peaceful ambiance. The bathrooms are modern and well-appointed, ensuring comfort and convenience for all residents.

Outside, the garden provides a private oasis, ideal for enjoying sunny afternoons or hosting summer barbecues. The surrounding area boasts excellent local amenities, including shops, schools, and parks, all within easy reach.

Boroughbridge is well-connected, with good transport links to York and beyond, making it a desirable location for commuters. This house on Abel Close is not just a property; it is a place to call home, offering a wonderful lifestyle in a picturesque setting. Don’t miss the opportunity to make this charming house your own.


Energy Efficiency 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
70
81
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC