



4 Hunters Row
Boroughbridge, York, YO51 9PE
Guide price £260,000

CRAVEN-HOLMES
ESTATE AGENTS

NO ONWARD CHAIN

WITHIN CLOSE PROXIMITY TO LOCAL SHOPS SCHOOLS AND AMENITIES

SITTING / ROOM DINING ROOM

KITCHEN GROUND FLOOR WC

THREE BEDROOM TWO WITH FITTED WARDROBES

MASTER BEDROOM WITH ENSUITE AND DRESSING AREA HOUSE BATHROOM

INTEGRAL GARAGE WITH POWER AND LIGHT AND DRIVEWAY

LOVELY ENCLOSED REAR GARDEN WITH MATURE TREES AND SHRUBS

EPC D COUNCIL TAX BAND D



Summary

Nestled in the charming town of Boroughbridge, York, this delightful house on Hunters Row offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

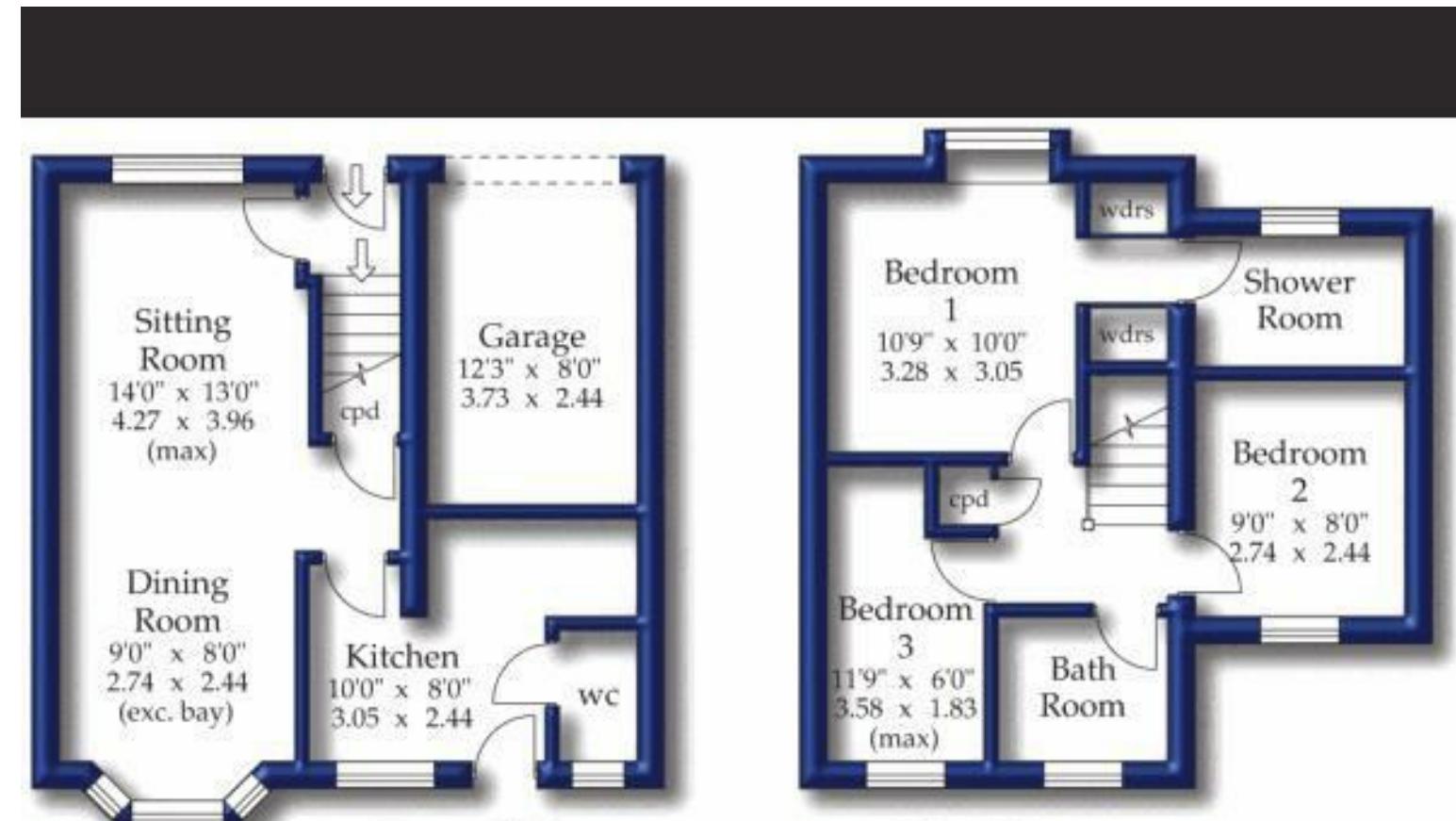
The house boasts two bathrooms, ensuring convenience for all residents and guests. This thoughtful layout enhances the functionality of the home, making it suitable for both busy mornings and relaxing evenings.

Situated in a desirable location, the property benefits from the local amenities that Boroughbridge has to offer, including shops, schools, and parks, all within easy reach. The surrounding area is known for its picturesque scenery and friendly community, making it an excellent choice for those looking to settle in a peaceful yet vibrant environment.

This property presents a wonderful opportunity for anyone looking to make a home in a sought-after area of York. With its spacious layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely house and envision your future in this delightful setting.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EPC Directive			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
EPC Directive			

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