



**10 Hounds Crest Close  
Boroughbridge, York, YO51 9RW**

**£1,400 Per month**

Modern Detached House available part furnished  
white good included  
3 Bedrooms Lounge Feature Living Kitchen  
Master Bedroom Suite House Bathroom  
Downstairs Cloakroom and utility room  
Off Street Parking and garage  
Enclosed Rear Garden  
Gas Central Heating Outstanding Location

# 10 Hounds Crest Close, Boroughbridge, York, YO51 9RW

## Description

This stunning three-bedroom detached house is perfect for young professionals and small families seeking additional living space. Boasting a nearly new construction, the property showcases a high specification finish that marries contemporary design with comfort.

**\*\*Accommodation\*\*** - As you step inside, you're greeted by a welcoming entrance that leads to a spacious living room, ideal for relaxing or entertaining guests. Adjacent to the living area, you'll find a convenient guest cloakroom, which enhances the practicality of the layout. The heart of the home is undoubtedly the expansive kitchen and dining room, where luxury meets functionality. Featuring elegant French doors that open out to the garden, this space invites abundant natural light and creates a seamless transition between indoor and outdoor living.

**\*\*First Floor\*\*** - Ascend to the first floor, where tranquillity awaits. The generous en suite master bedroom serves as a personal retreat, complete with a stylish bathroom for added privacy. Alongside the master suite, there is a well-appointed main bathroom, a second spacious double bedroom, and a versatile third bedroom that could easily serve as a study or nursery, catering to your specific needs.

**\*\*To the Outside\*\*** - The exterior of the property features an enclosed rear garden, providing a private oasis for relaxation and outdoor activities. Additionally, the house includes off-street parking and garage for your convenience.

**\*\*Key Features\*\*** - This home has been constructed to meet modern building standards with a strong emphasis on energy efficiency, ensuring lower utility bills and a reduced environmental footprint. With gas central heating throughout and double glazing, you'll enjoy comfort and warmth year-round in this beautifully designed property.

## Location

Located close to Boroughbridge town centre, the property provides easy access to a variety of shops, cafes, and local amenities and easy access to the A1.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	