



40 Hunters Row  
Boroughbridge, York, YO51 9PE

Guide price £250,000



CHAIN FREE CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES OF BOROUGHBIDGE  
DETACHED TWO DOUBLE BEDROOMS, MODERN BREAKFAST KITCHEN  
SITTING ROOM AND HOUSE BATHROOM  
LOW MAINTENANCE GARDEN TO REAR  
GARAGE & DRIVEWAY PARKING  
EPC TO FOLLOW COUNCIL TAX BAND B



## Summery

This is a unique opportunity to own a charming two-bedroom detached home nestled in a sought-after residential neighbourhood. The property offers the advantage of vacant possession, allowing for immediate occupancy.

Upon entering, a entrance hall that leads to a the living room. The breakfast kitchen is equipped with a breakfast bar.

Moving to the first floor, you will find two well-appointed bedroom along with a modern house bathroom that serves both rooms.

Outside, the property boasts a small, open-plan lawn area at the front, complemented by a side driveway that offers ample off-street parking. At the rear, a detached garage stands ready for use; it has been thoughtfully converted to create a versatile space for a number of uses . A convenient side door allows direct access to the garden, enhancing outdoor living options.

## Description

Entrance Hall

Wall mounted electric storage heater, stairs to first floor

Living Room

14' 10" x 9' 9" Window to front aspect, wall mounted electric storage heater, feature fireplace with marble effect inset and hearth, understairs storage cupboard.

Kitchen/Breakfast Room

7' 9" x 12' 10" A range of modern wall and base units, 1.5 sink unit with swivel mixer tap, integrated 4 ring electric hob, oven, with extractor hood over, under counter space for fridge and washer with plumbing, wall mounted electric storage heater, window and door to rear aspect.

First Floor

Window to side aspect,loft acces.

Bedroom 1

12' 10" x 9' 2" Feature bay window and further window to front aspect, wall mounted electric storage heater, built in

wardrobe with shelf and hanging rail, built in cupboard housing water tank.

Bedroom 2

11' 4" x 6' 10" Window to rear aspect, wall mounted electric storage heater.

Bathroom

7' 9" x 4' 10" White suite comprising: panelled bath with overhead mains shower attachment, low level wc, pedestal hand wash basin, extractor fan, window to rear aspect.

External

To the exterior the property has a small open plan lawned area to the front with driveway to side providing ample off street parking area leading to detached garage. To the rear there is a private patio and gravelled garden with fence perimeter.

Garage

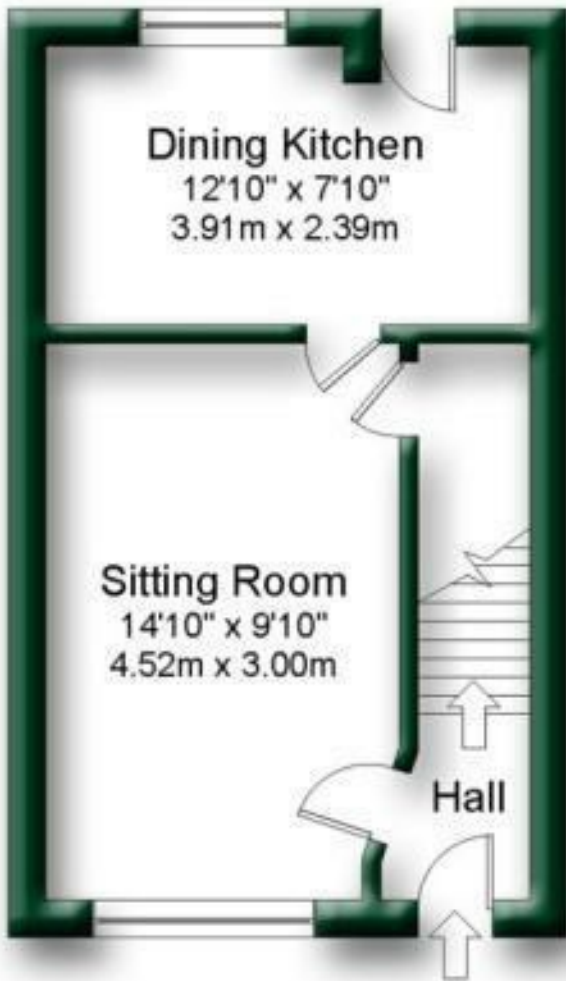
The garage has power and light within and with side door to garden.

## Location

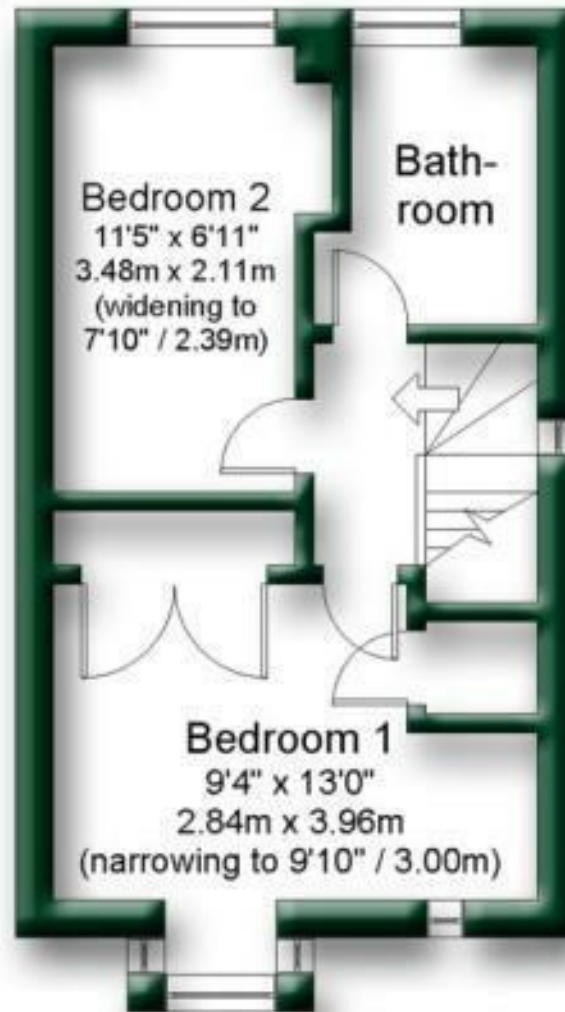
Sought after location convenient to Boroughbridge town centre, local school and shops with excellent access to A1(M), Harrogate, York and Leeds.







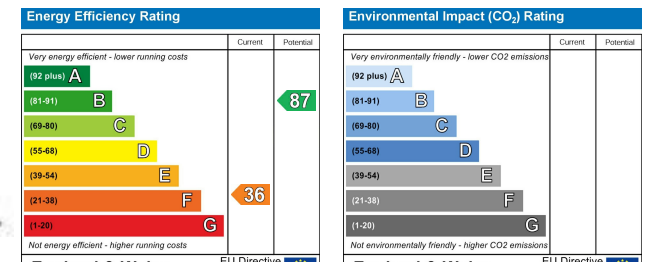
Ground Floor



First Floor

Gross internal floor area (approx.): 56.1 sq m (604 sq ft)

Not to Scale. Copyright © Apex Plans.



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