



**16 Stump Cross  
Boroughbridge, York, YO51 9HU**

**£900 Per month**

**SORT TERM TENANCY**

TWO BEDROOM SEMI DETACHED HOUSE WITH PARKING SPACE  
GAS CENTRAL HEATING SYSTEM WITH THERMAL PANEL LINKED TO THE HOT WATER SYSTEM  
MODERN FITTING DINING KITCHEN TWO DOUBLE BEDROOMS  
SITTING ROOM AND OFF ROAD PARKING  
GROUND FLOOR WC AND STORAGE CUPBOARD  
ENCLOSED REAR GARDEN WITH PATIO AREA  
EXCELLENT FOR COMMUTING FROM THE A1M NORTH AND SOUTH  
CLOSE TO LOCAL SHOPS SCHOOLS AND AMENITIES  
EPC C

## Description

A modern energy efficient semi detached house in the popular North Yorkshire town of Boroughbridge. The property consists of sitting room, fitted kitchen with dining area, two double bedrooms, house bathroom and downstairs WC.

Further benefits include off road parking to the front of the property and an enclosed garden to the rear. Viewings by appointment only.

**Sitting Room** - 3.96 x 3.93 (12'11" x 12'10") - With window to the front elevation access through to the dining kitchen and stair case to the first floor.

**Dining Kitchen** - 3.971 x 2.886 (13'0" x 9'5") - with single drainer stainless steel sink, range of fitted base units and drawers with cream Shaker style doors beneath granite effect laminate worktops, integrated NEFF oven with ceramic hob, splashback, NEFF cooker hood, matching wall units, plumbing for automatic washer, central heating radiator, understairs cupboard, glazed double doors overlooking rear garden.

**Wc** - 1.577 x 0.903 (5'2" x 2'11") - With white low flush WC, hand basin, central heating radiator.

**First Floor** - With central heating radiator

**Bedroom 1** - 3.971 x 2.723 (13'0" x 8'11") - with window to the rear elevation and central heating radiator.

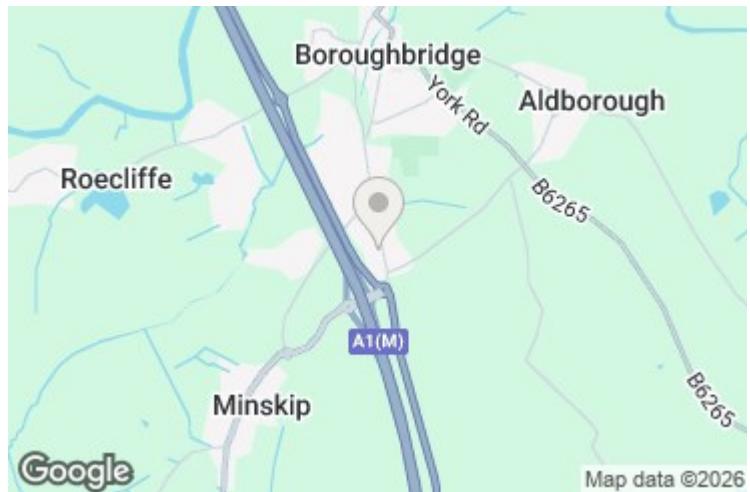
**Bedroom 2** - 3.185 x 2.504 (10'5" x 8'2") - With window to the front elevation and central heating radiator.

**Bathroom** - 1.806 x 2.048 (5'11" x 6'8") - With white suite comprising panel bath with shower and glazed screen, pedestal hand basin, low flush WC, walls part tiled, extractor fan.

**Outside** - Small garden to front, car parking space, enclosed rear garden with lawn, patio and side access gate

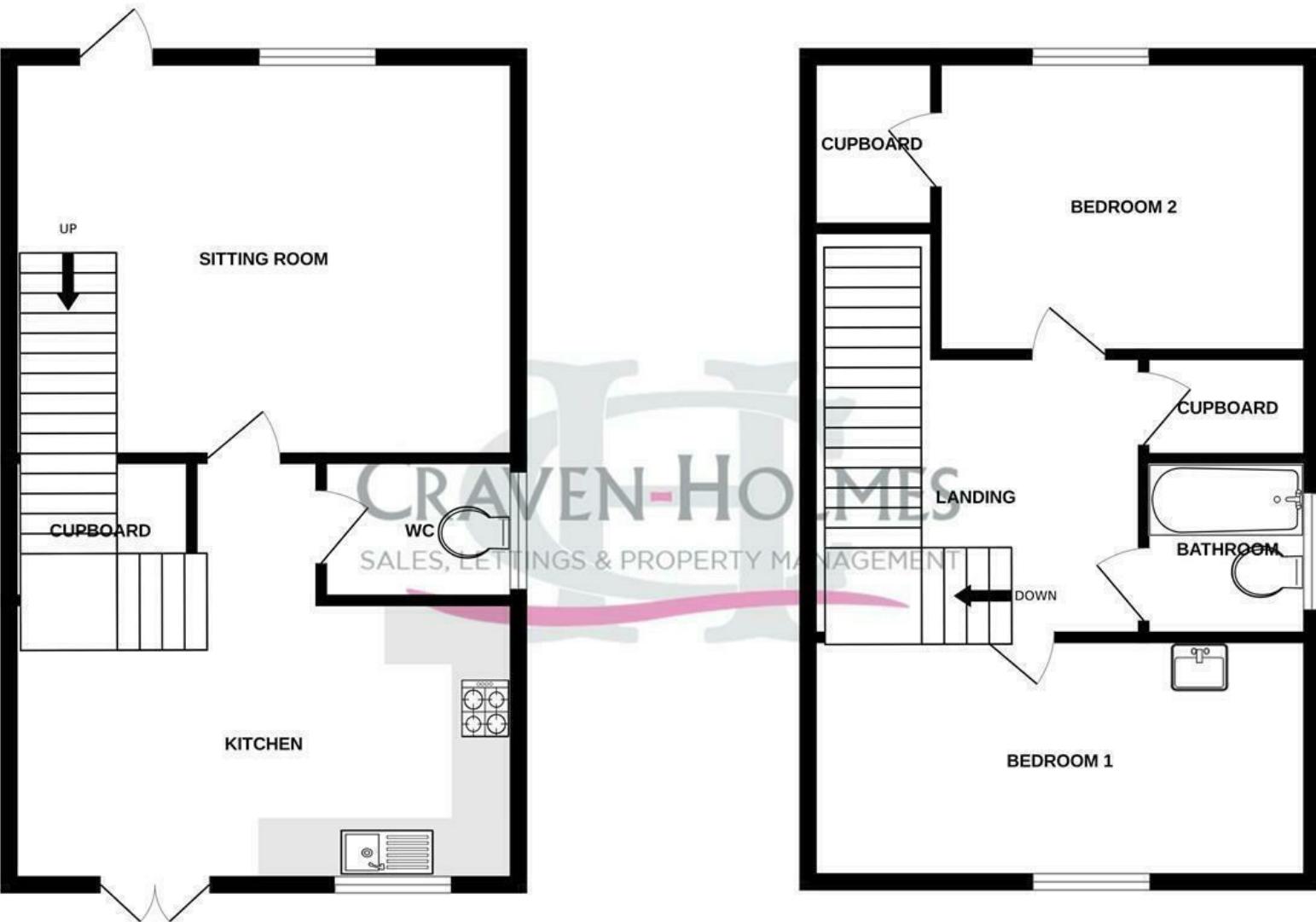
## Location

Boroughbridge is in the heart of Yorkshire, surrounded by pretty villages and within easy driving distance of the Dales, the North Yorkshire Moors, the Wolds, the coast and the A1M giving access to major cities and towns. You'll find a host of small shops and interior specialists along with a leading supermarket and quaint farm shops. Bustling open air markets are held weekly in nearby Ripon, Thirsk and Northallerton. Boroughbridge is approximately 1 mile from the A1(M) at Junction 48 and being approximately 6 miles from Ripon, 11 miles from Harrogate, 17 miles from York and 25 miles from Leeds.



## GROUND FLOOR

## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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