



19 Hunters Row
York, YO51 9PE
Guide price £285,000



3 BED SEMI DETACHED SITUATED ON THIS POPULAR DEVELOPEMENT
WITHIN WALKING DISTANCE OF LOCAL SHOPS SCHOOLS AND AMENITIES
25FT THROUGH SITTING/DINING ROOM
KITCHEN, CONVERTED GARAGE USED AS PART STORAGE AND PART SNUG / OFFICE
MASTER BEDROOM WITH ENSUITE AND HOUSE BATHROOM
FRONT AND REAR GARDENS WITH PARKING FOR A NUMBER OF VEHICLES
NO ONWARD CHAIN.



Description

A THREE BEDROOM SEMI-DETACHED HOUSE WITH SPACIOUS ACCOMMODATION IN THE POPULAR TOWN OF BOROUGHBIDGE

This well-appointed family home features a master bedroom with ensuite, set within attractive landscaped gardens. It includes UPVC double glazing and gas central heating, featuring a reception hall, through sitting/dining room, fitted kitchen, and study/snug.

The first floor offers three bedrooms, with the master benefiting from an ensuite shower room, alongside a family bathroom. Outside, there's a front garden, drive with off-road parking, an integral store, and a rear garden with a timber shed.

The ground floor boasts a large sitting/dining room with an electric fireplace and a fitted kitchen with modern appliances. The study/snug is accessed from a part-converted garage. With good-sized gardens and a convenient location, this home is ideal for families and worthy of early inspection.

Location

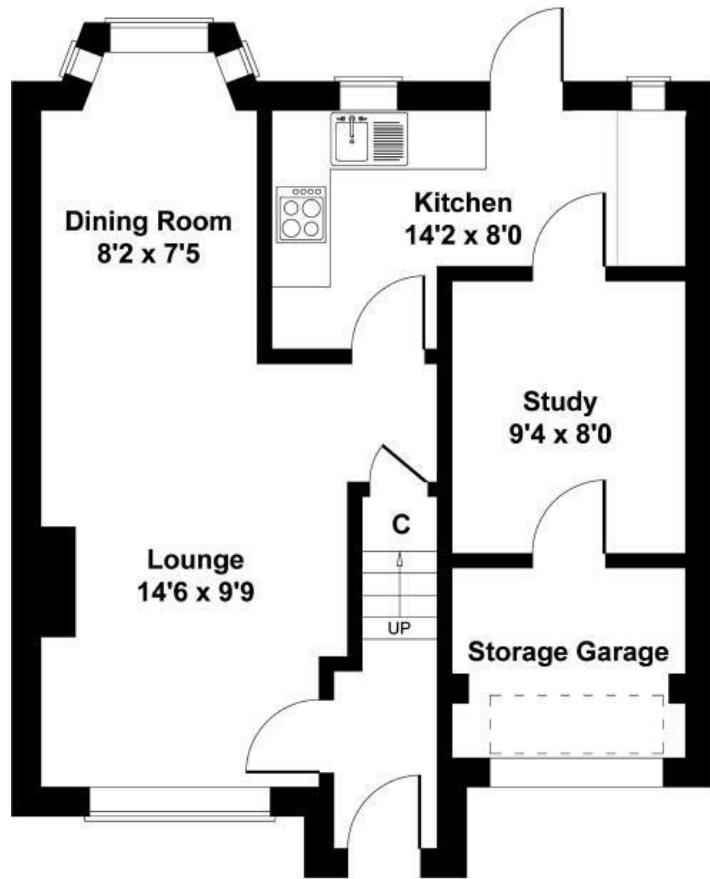
Boroughbridge is conveniently situated approximately 12 miles from York, 10.5 miles from Harrogate, and 7.5 miles from Ripon, providing easy access to both the Yorkshire Dales and the North Yorkshire Moors national parks. The town features a variety of amenities, including independent high street shops, restaurants, pubs, banks, and leisure facilities. Educational options are also available, with both primary and secondary schools present in the area. Additionally, Boroughbridge offers excellent transport links, with easy access to the A1(M) and A19 motorways, as well as mainline rail services from nearby York and Thirsk, facilitating straightforward travel to and from the town.



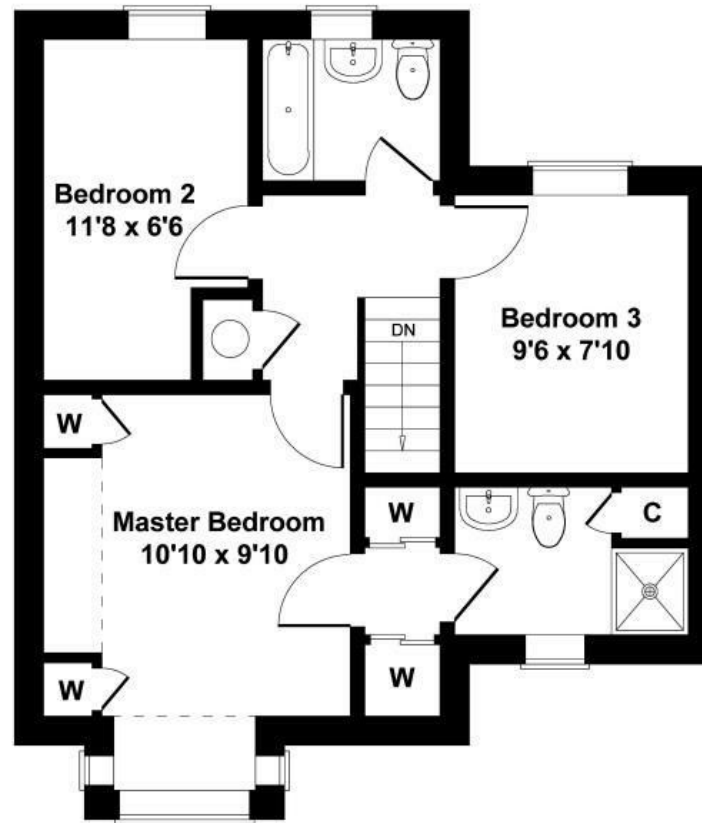


19 Hunters Row, Boroughbridge YO51 9PE

Approximate Gross Internal Area
975 sq ft



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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			
FUE 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			
FUE Directive			

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