

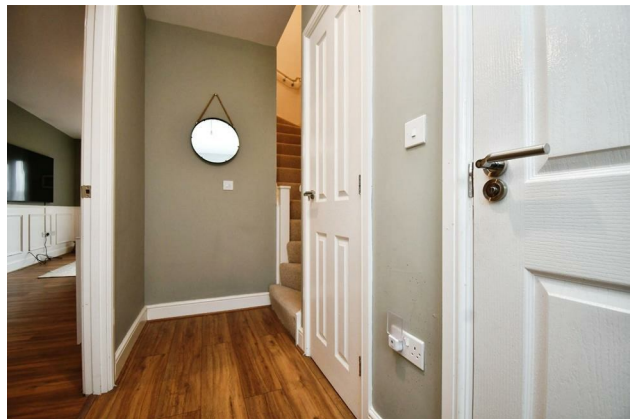
# HUNTERS®

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**10 Throstle Close, Boroughbridge, York, YO51 9PN**

**Asking Price £120,000**

**Property Images**

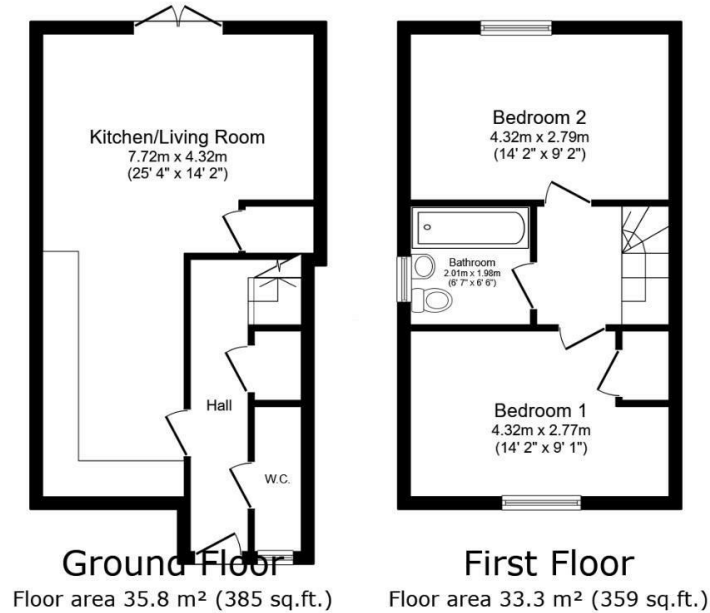


## Property Images





## Floorplan



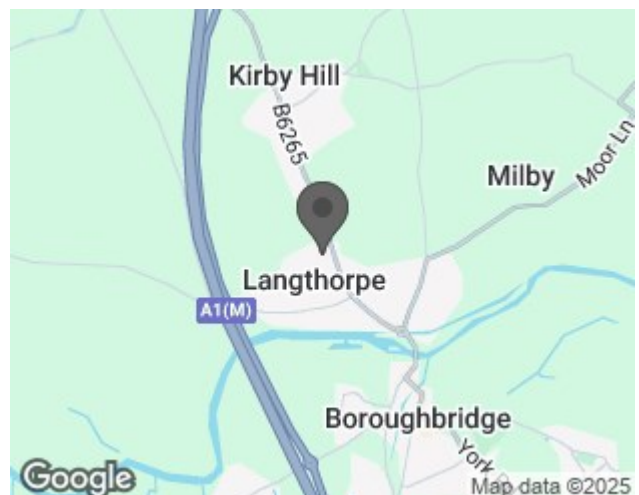
TOTAL: 69.1 m<sup>2</sup> (744 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

### Modern Semi-Detached Home – 50% Shared Ownership

An ideal starter home, this stylish two bedroom semi detached property was built in 2021 and is offered for sale on a 50% shared ownership basis. Designed for modern living, the accommodation comprises an inviting entrance hall, a convenient downstairs WC, and a spacious living kitchen, complete with freestanding appliances, all located on the ground floor.

To the first floor, there are two generously sized double bedrooms and a well appointed house bathroom.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn, with a garden shed for additional storage. To the front, a private driveway provides off street parking for two vehicles.

Situated in a popular residential area, this contemporary home is perfect for first time buyers or those looking for an affordable step onto the property ladder.

The 50 % rent is currently £273.13 per month

Early viewing is highly recommended!

## Features

• 50% SHARED OWNERSHIP PROPERTY • SEMI DETACHED HOUSE • TWO DOUBLE BEDROOMS • HOUSE BATHROOM • DOWNSTAIRS WC • LIVING KITCHEN • DRIVEWAY FOR TWO VEHICLES • ENCLOSED REAR GARDEN • BUILT IN 2021 • EPC RATING - B