



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

£850 Per month

TWO BEDROOM SEMI DETACHED HOUSE
MODERN DINING KITCHEN GROUND FLOOR WC
TWO DOUBLE BEDROOMS HOUSE SHOWER ROOM
OFF ROAD PARKING TO THE FRONT
ENCLOSED REAR GARDEN
EPC C COUNCIL TAX BAND B
AVAILABLE SEPTEMBER 2024

18 Stump Cross, Boroughbridge, York, YO51 9HU

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. The property is currently tenanted and is available from early August, viewings by appointment only, EPC B.

Sitting Room

With window to the front elevation access through to the dining kitchen and stair case to the first floor.

Downstairs WC

With low flush WC and handbasin with tiled splash back over. Window to side elevation.

DINING KITCHEN

A fitted kitchen with a range of base and wall units and dining area with space for a table and chairs and useful storage cupboard. Glazed patio doors lead out into the rear garden.

BEDROOM ONE

A double room with window to the rear elevation.

BEDROOM TWO

A double bedroom with window to the front elevation and useful storage cupboard.

SHOWER ROOM

Walk in shower, low flush WC and handbasin. Fully tiled walls and window to rear elevation.

Total floor area 58 square metres

OUTSIDE

The rear garden is enclosed with close boarded fencing and is mainly laid to lawn with a terrace outside the kitchen. A gravelled path leads to the front of the property through a close boarded gate.

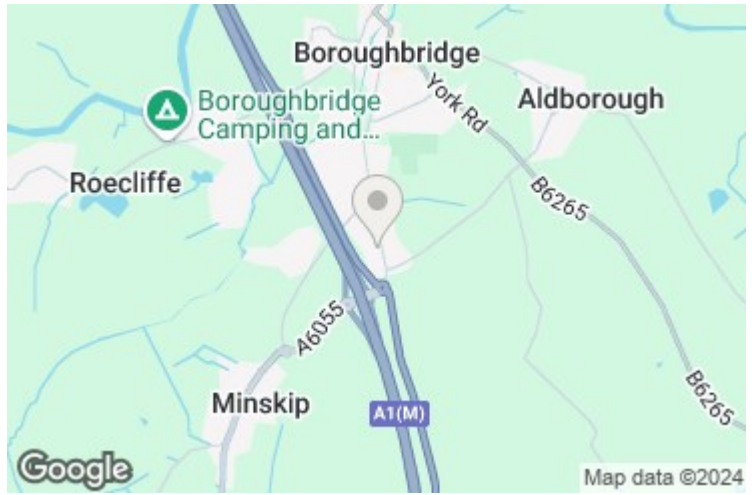
SERVICES

COUNCIL TAX BAND - C

SERVICES Mains water, gas, electricity and drainage.

DIRECTIONS

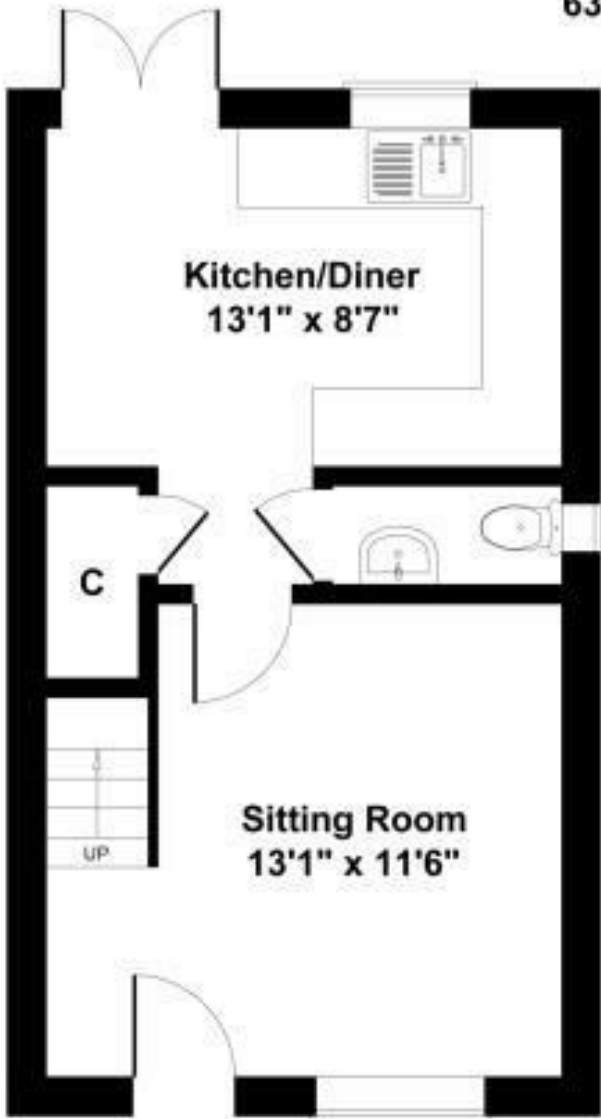
From the our office at no 32 High Street - Proceed north along New Row turning left on to Wetherby Road, going straight on at the round about. No 18 can be found on the right hand side



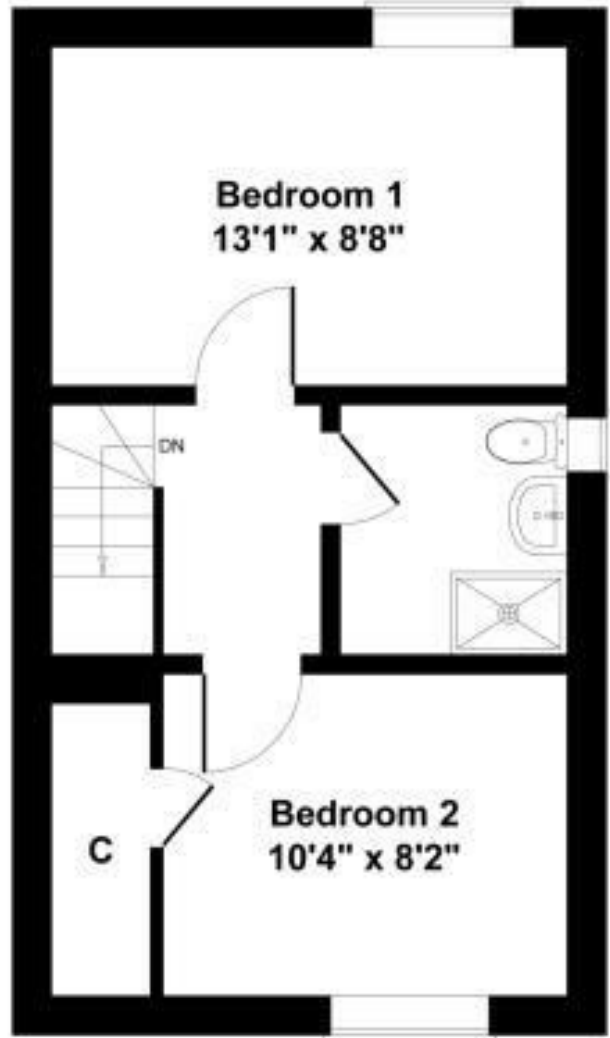
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Approximate Gross Internal Area

630 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.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		77	
(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 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			
England & Wales		EU Directive 2002/91/EC	