



9 Hunters Row
Boroughbridge, York, YO51 9PE
£1,450 Per month



CLOSE TO LOCAL SHOPS SCHOOLS AND AMENITIES
FOUR BEDROOMS, TWO BATH/SHOWER ROOMS
THROUGH SITTING ROOM, CONSERVATORY
DINING KITCHEN, UTILITY ROOM
DOWNSTAIRS WC GARAGE AND GARDENS EPC D
GAS CENTRAL HEATING, AVAILABLE JULY



Description
An extended four bedroom family property in this popular and accessible residential area. Open plan sitting room and dining kitchen, utility room and downstairs WC. Three double bedrooms, the master with en suite, and a single bedroom. Gardens to the front & rear and parking is provided by a single garage. The driveway offers additional off road parking

HALLWAY
Stairs to first floor

SITTING ROOM
6.63m (21' 9") x 3.91m (12' 10") 9 (max)
With oak flooring, windows to front and rear elevations

CONSERVATORY
3.43m (11' 3") x 2.77m (9' 1")
Door leading onto the rear garden, radiator

DINING KITCHEN
4.93m (16' 2") x 2.74m (9' 0")
With a good range of units including built in oven with hob and extractor over, stainless sink window to the front elevation

UTILITY ROOM
Door to rear elevation, central heating boiler

DOWNSTAIRS WC
Fitted with a handbasin and low flush WC and window to rear elevation.

FIRST FLOOR

MASTER BEDROOM
3.30m (10' 10") x 2.97m (9' 9")
Fitted with mirrored door wardrobes

ENSUITE SHOWER ROOM
2.16m (7' 1") (max) x 1.27m (4' 2")
With tiled floor shower with glass door cubicle, low flush WC and handbasin. Fitted shelves and window to the front elevation.

BEDROOM TWO
4.55m (14' 11") x 2.74m (9' 0")
Window to the front elevation

BEDROOM THREE
2.95m (9' 8") x 2.34m (7' 8")
Overlooking the rear garden

BEDROOM FOUR
2.74m (9' 0")x 1.93m (6' 4")
Single bedroom

BATHROOM
1.88m (6' 2") x 1.63m (5' 4")
Bath with shower over, low flush WC and handbasin, part tiled walls.

GARAGE AND PARKING
There is a single garage with up and over door and additional off street parking on the driveway

GARDENS
To the front of the property is an open plan garden behind a low shrub hedge. The rear garden is enclosed and mainly laid to lawn. Garden shed.





