

**TO LET**



**Smithsons Grove, Boroughbridge, YO51 9UZ**  
**£1,450 pcm**

  
**MARTIN & CO**



Rent: £1,450pcm

Date available: 4th April 2025

Deposit: £1,670

Unfurnished

Council Tax band: D

- Fantastic location
- Close to local amenities
- Extended accommodation
- Conservatory
- Flexible space
- Neutral décor
- Large driveway with parking for several vehicles
- Available Soon



Martin & Co are delighted to offer to the lettings market this fantastic three-bedroom, detached property Nestled on the edge of Boroughbridge Town Centre.

Boroughbridge is a charming market town located in the heart of North Yorkshire. Boasting a thriving town centre with inviting cafes, shops, pubs and restaurants. The town is situated on the banks of the River Ure and is surrounded by stunning countryside. With both local Primary Schools and a Secondary School, Boroughbridge is a great location for families. Located approximately 12 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon. With excellent connections to the A1(M) and A19 motorways, it is ideal for those looking to commute.

This fantastic property would be ideal for either couples looking for a roomy home with flexible living space or growing families alike. Offered to the market unfurnished and for a minimum term of twelve months these three bedrooms home briefly comprises.

Delightful and spacious ground floor has been largely extended and includes a front porch, entrance hall, kitchen diner, living room, second reception room, home office / study, large conservatory with access to the rear garden, and a ground floor w/c.

Moving up to the first floor, this spacious property offers a large main bedroom with an array of fitted storage, en-suite shower room, second double bedroom, further single bedroom, spacious landing and the house bathroom, which includes a shower-over-bath, w/c, wash basin and heated towel rail.

Outside, this property offers a large private driveway to the front for ample off-street parking, side access and a private rear patio garden.

Further useful information regarding this excellent property includes:

Council tax band: D

The property is serviced by mains electricity, gas and water services.

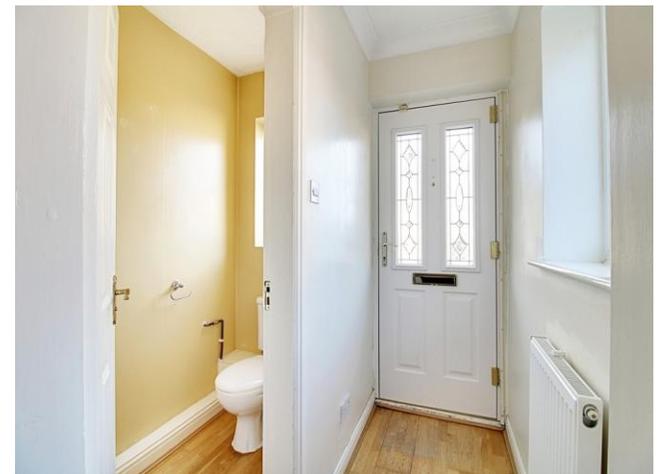
Broadband availability: Fibre to the cabinet with estimated speeds up to 76 Mbps

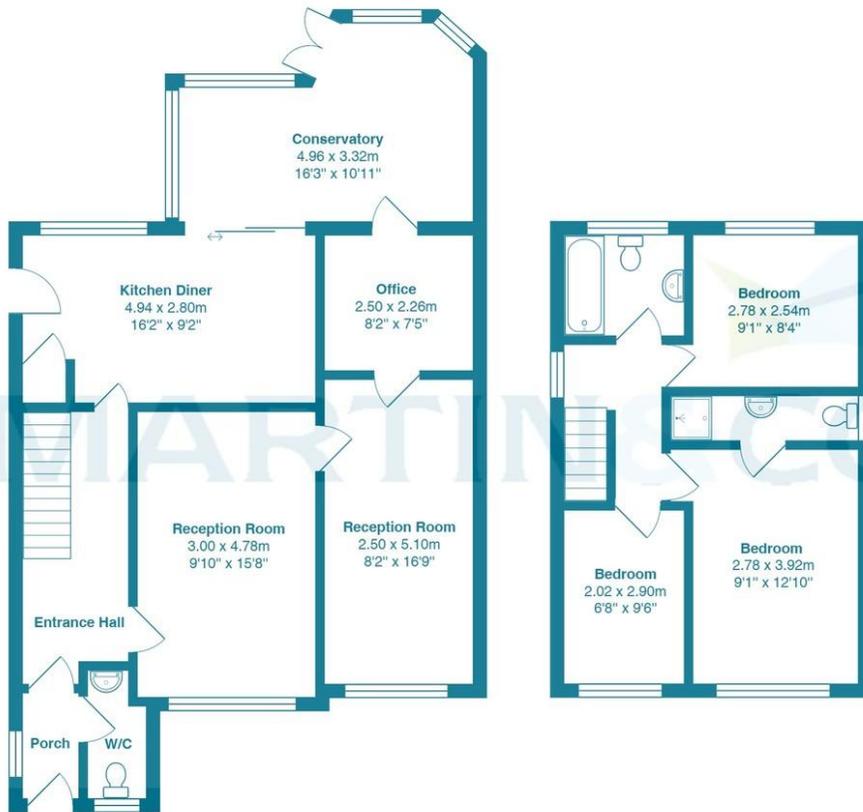
Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas – Very Low, Surface water- Very Low

Please note that the photographs within this listing were taken ahead of the current tenancy and therefore there may be minor cosmetic changes to the property upon viewing.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Smithson Grove, Boroughbridge, YO51 9UZ

Total Area: 113.8 m<sup>2</sup> ... 1225 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

5 Raglan Street • Harrogate • HG1 1LE

T: 01423565556 • E: harrogate@martinco.com

# 01423 565556

<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

