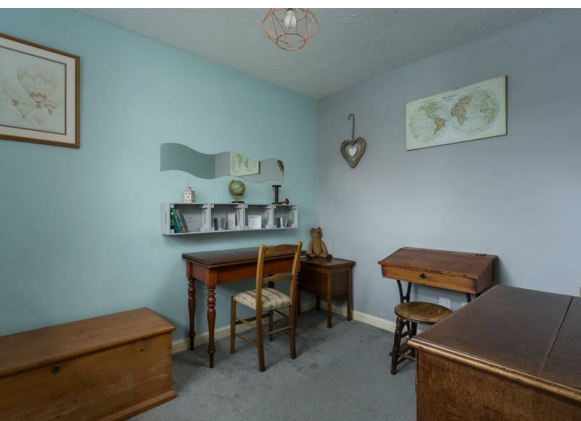


Hunters Row, Boroughbridge Guide Price £300,000

**** NO ONWARD CHAIN ****

A 3 bedroom semi-detached property on this well regarded development, offering generous living accommodation which features a through lounge/dining room, master bedroom suite, and a usefully converted garage to provide a utility space and store room. An early viewing is strongly advised.



Accommodation

Entered via a composite door with patterned double glazed inserts into an entrance hall with single radiator and staircase leading off.

The dual aspect through lounge features an electric fireplace, uPVC double glazed windows to the front with fitted blinds, radiator, a television aerial point, and coved cornices. Through the wide arch is the dining room element to this space which features a single radiator and a uPVC double glazed bay window overlooking the garden beyond.

From the through lounge is a hall with under stairs storage cupboard leading to the kitchen. The kitchen features a range of high and low level storage cupboards with an integrated oven, laminate worktops with patterned ceramic tiled splash backs have an inset sink & dish drainer unit and a four point electric hob. There is free standing appliance space for both a fridge/freezer and a dish washer. To the other side of the kitchen are further matching high and low level storage cupboards with both space and plumbing for a tumble dryer and washing machine. The kitchen includes a gas boiler, single radiator and uPVC double glazed windows and a stable style door.

Leading off the kitchen is the 'utility'/flexible living space with television aerial point and a further door into the garage/store with up & over door.

The landing includes an airing cupboard and access into the boarded loft with ladder.

The principal bedroom is positioned at the front of the property and features fitted over bed dual wardrobes, a passage through to the en-suite shower room which has further wardrobe space to both sides behind sliding mirrored doors. There is a single radiator and a galleried uPVC double glazed bay window. The en-suite shower room features full height patterned beige ceramic tiled splash backs to all sides, and features standing wash hand basin, low flush wc, raised shower tray with glass door, and fitted storage cupboards. Included is a single radiator and uPVC double glazed obscure glass windows.

Bedroom two is located at the rear of the property and includes a single radiator and uPVC double glazed windows. Bedroom three, also located at the rear includes a deep alcove for a wardrobe, dressing table or desk. In addition, there is a single radiator and uPVC double glazed windows.

The house bathroom features patterned beige ceramic tiled splash backs to all sides and includes a wash hand basin with fitted cupboards and shelving below, low flush wc, and a bath with shower over.

To The Outside

To the front of the property is both a lawned front garden with a variety of flora and a double width tarmacked drive, both are separated by a flagged patio path leading to the front door.

This path extends round to the side of the property and into the enclosed rear garden. At the end of the garden is a flagged patio seating area and a Dutch barn style shed. The lawn is bordered by planting beds to two sides and a brick paved path running along the rear of the property.

Energy Efficiency

The property's current energy rating is D (58) and has the potential to be improved to an EPC rating of C (80).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

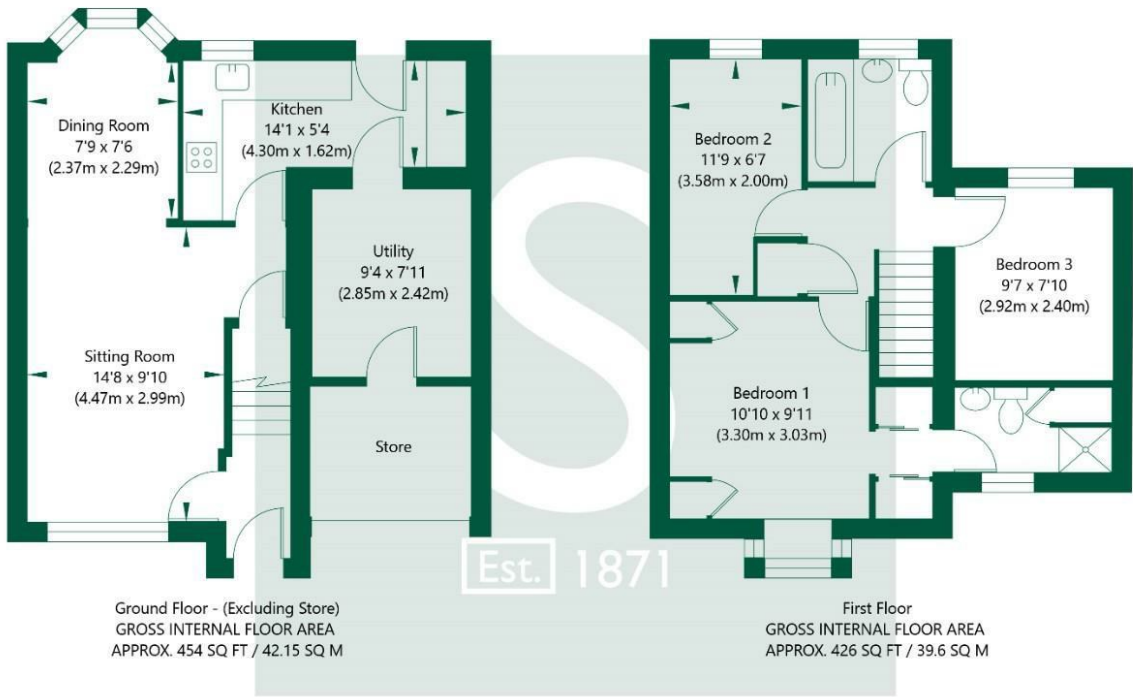
Broadband Coverage: Up to 76* Mbps download speed

Council Tax: C - North Yorkshire Council

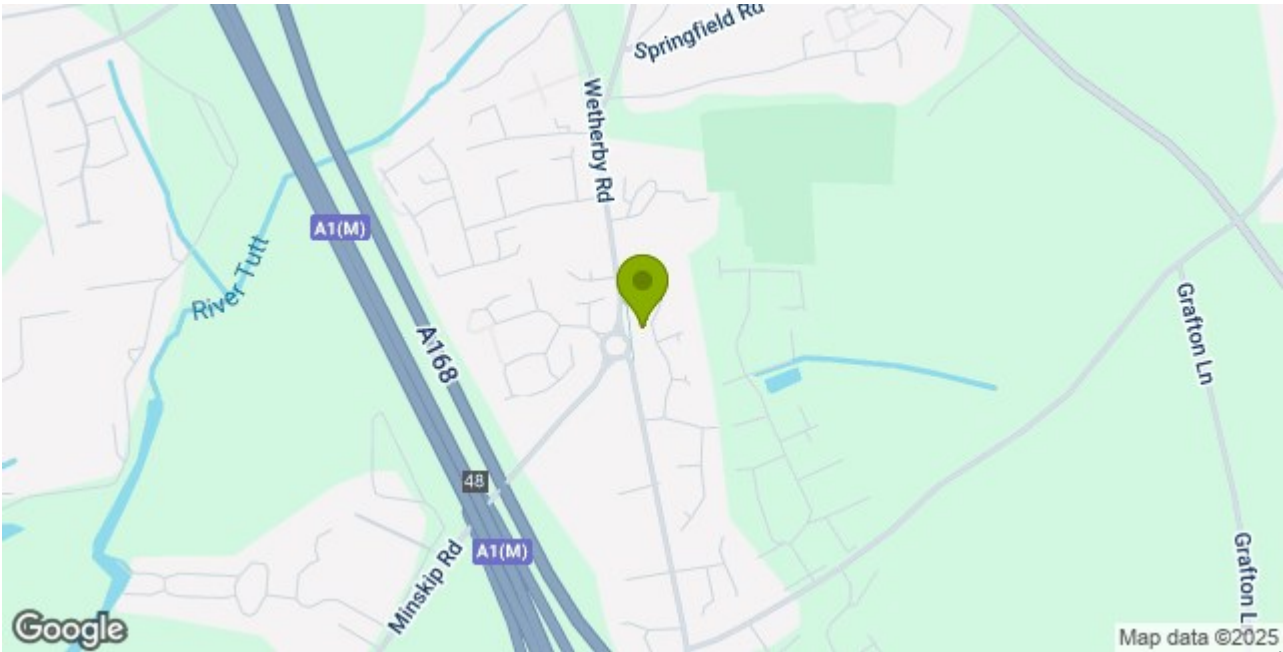
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

Hunters Row, Boroughbridge, York, YO51 9PE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 880 SQ FT / 81.75 SQ M - (Excluding Store)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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