

4 BED DORMER BUNGALOW IN BOROUGHBRIDGE AVAILABLE BEGINING OF AUGUST

This dormer bungalow is located in the beautiful town of Boroughbridge. This property is within walking distance from the town centre and all amenities including local shops, restaurants while being in a good school district.

As you walk into this property you are greeted by a single bedroom space and the family bathroom with 3 piece suite. As you follow the hallway down you come to a large living room with beautiful large windows. At the end of the hallway you approach the master bedroom with a built in storage and windows that look over the rear garden.

Moving through the property you are greeted by the kitchen which includes oven and hob and has space for a fridge/freezer. To the rear of the property you are met with plenty of external space as well as extra storage in the porch and garage.

Upstairs you will find 2 further double bedrooms with lots of natural light as well as storage space.

Council Tax - D // EPC - D // Not suitable for more than 2 sharers.



















FLOOR PLAN LOCATION 1st Floor 246 sq.ft. (22.8 sq.m.) approx. Ground Floor 829 sq.ft. (77.0 sq.m.) approx. Bedroom 3 10'6" x 7'5" 3.20m x 2.26m Bedroom 4 10'6" x 8'0" 3.20m x 2.45m Garage 23'10" x 8'4" 7.25m x 2.55m Druids Age Boroughbridge Boroughbridge Master Bedroom 14'5" x 9'6" 4.40m x 2.90m Primary School Bathroom 7'10" x 6'11" 2.38m x 2.11m Lounge 15'6" x 10'11" 4.72m x 3.32m Map data @2024 **Energy Efficiency Rating** Potential Bedroom 2 8'11" x 7'10" 2.71m x 2.38m Very energy efficient - lower running costs **EPC** (92 plus) A (69-80) (55-68) (39-54) TOTAL FLOOR AREA: 1075 sq.ft. (99.8 sq.m.) approx. White every latered has been make to ensure the account of the Booglain contained been measurement of decision, wildows, normalised upon the properties of the Booglain contained been properties of the properties of the properties of the Booglain contained to the Booglain contained the Booglained the Booglain (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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