

Beautifully presented three bedroom semidetached property in a popular area off Boroughbridge Road.

The property comprises of entrance hall, spacious lounge, open plan kitchen and dining area with patio doors that take you to the large back garden.

Upstairs there is two spacious double bedrooms, a single bedroom, modern shower room and toilet.

The property also benefits from having a garage and driveway providing off street parking.

The property is available on an unfurnished basis.

No pets or students.

Available Now

Council Tax Band - C.



















LOCATION FLOOR PLAN Ground Floor 606 sq.ft. (56.3 sq.m.) approx 1st Floor 475 sq.ft. (44.1 sq.m.) approx. Boroughbridge Road Allotments Bedroom 3 8'8" x 7'11" 2.64m x 2.42m Garage 17'2" x 7'11" 5.23m x 2.42m Bedroom 1 14'2" x 11'6" 4.31m x 3.50m 9 7'11" x 5'6" 2.41m x 1.68m Map data @2025 **Energy Efficiency Rating** Potential 3 Bedroomed Semi Detached House Very energy efficient - lower running costs **EPC** TOTAL FLOOR AREA: 1082 sq.ft. (100.5 sq.m.) approx. Whilst every alternity has been made to exast the accuracy of the floopian contained here, measurement of doors, windows, rooms and any other items are approximate and no exportability to taken for any error, prospective purchaser. The services, splems and applications show have not been tested and no guarante as to their operability or efficiency can be given. (92 plus) A 83 (69-80) 64 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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