

44 Hunters Row
Boroughbridge, York, YO51 9PE
Guide price £210,000

CRAVEN-HOLMES
ESTATE AGENTS

NO ONWARD CHAIN* GREAT STARTER HOME* INVESTMENT PROPERTY*
TWO BEDROOM MID-TERRACE HOUSE SITUATED IN A CUL DE SAC WITHIN A SOUGHT AFTER DEVELOPMENT CONVENIENTLY PLACED FOR LOCAL SCHOOLS, SHOPS, AMENITIES AND THE A1M NORTH AND SOUTH IN NEED OF SLIGHT MODERNISATION
FEATURES INCLUDE A GARAGE AND OFF STREET PARKING, BREAKFAST KITCHEN, SITTING ROOM WITH UNDER-STAIRS STORAGE, TWO BEDROOMS AND SHOWER ROOM.
GARDENS TO FRONT AND REAR. EPC E . COUNCIL TAX BAND B.







Summary

A two bedroom mid terrace house situated in a popular residential area of Boroughbridge with good access to the town centre and its many amenities. Briefly comprising sitting room, dining kitchen, two bedrooms and bathroom and Modern electric heating system. The property features gardens to the front and rear with off road parking and single garage.

Description

Entrance Hall - With useful space for hanging coats, stairs to the first floor and access into the sitting room.

Sitting Room - 2.97 x 4.67 - With feature fire surround and useful under stair cupboard.

Dining Kitchen - 2.36 x 3.91 - Kitchen with window to the rear elevation, a range of base and wall units with work top over, space for a fridge freezer and space and plumbing for a washing machine. Space for a small table and chairs.

Master Bedroom - 2.79 x 3.92 - A double room with a range of fitted wardrobes and two windows to the front elevation

Bedroom Two - 2.07 x 3.45 - A single room with window to the rear aspect.

Shower room - 1.47 x 2.36 - With obscure glazed window to the rear elevation, walk in shower, wash basin and low level WC, part tiled wall and wall mounted heated towel rail.
This lovely property boasts a spacious and well-maintained open lawn garden located at the front of the house, which provides a welcoming entrance to the property. The driveway, is conveniently situated adjacent to the front lawn. Additionally, the property features a single garage located in a block of three, which is perfect for storing a vehicle or additional storage space.

Moving towards the rear of the property, you will find a enclosed garden that is perfect for outdoor activities, entertaining guests, or simply relaxing.

Location

Sought after location convenient to Boroughbridge town centre, local school and shops with excellent access to A1(M), Harrogate, York and Leeds.









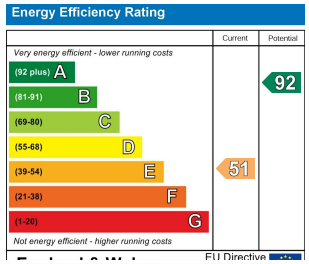


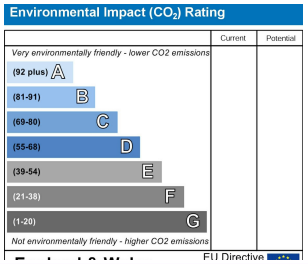
GROUND FLOOR

1ST FLOOR



CRAVEN-HOLMES
SALES, LETTINGS & PROPERTY MANAGEMENT





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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