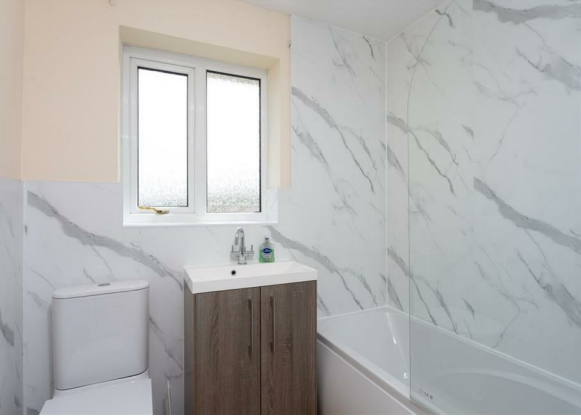




Market Hill, Boroughbridge, York £1,300 Per Month

A beautifully presented three-bedroom detached family home with landscaped gardens, spacious living accommodation and off-street parking, situated in a highly desirable location on the outskirts of the popular market town of Boroughbridge. Offered to let unfurnished and available immediately.



Stephensons are delighted to present to the rental market this exceptional three-bedroom detached home, offering stylish and generously proportioned accommodation throughout. Occupying a pleasant position on the edge of the ever-popular market town of Boroughbridge, the property combines contemporary living with excellent outdoor space, making it an ideal home for families and professional tenants alike.

The accommodation is entered via a uPVC entrance door into a welcoming hallway with staircase to the first floor and access to the principal reception rooms.



To the front elevation is an elegant living room, beautifully enhanced by a large bay window which floods the room with natural light, together with a charming log-burning stove that provides an attractive focal point and creates a warm and inviting atmosphere.

To the rear, the spacious dining kitchen has been thoughtfully designed with a comprehensive range of fitted wall and base units complemented by integrated appliances including a double oven and gas hob. There is ample space for a family dining table, making it a superb hub of the home, whilst a useful understairs cupboard offers additional storage.



Leading directly from the kitchen is a wonderful garden room, enjoying an abundance of natural light through its surrounding double glazed windows and French doors opening onto the rear garden. This versatile space is perfect as an additional sitting room, dining area, playroom or home office.

The first floor offers three well-proportioned bedrooms and a beautifully appointed family bathroom.

The principal bedroom is a generous double room benefiting from a contemporary en-suite shower room complete with walk-in shower, vanity wash basin, low flush WC and heated towel rail. The second bedroom is another spacious double overlooking the rear garden, whilst the third bedroom offers flexibility as a child's bedroom, guest room or dedicated home office.



The family bathroom has been recently upgraded to a high standard and features a modern white suite including a panelled bath with waterfall shower over, vanity wash basin, low flush WC and heated towel rail.

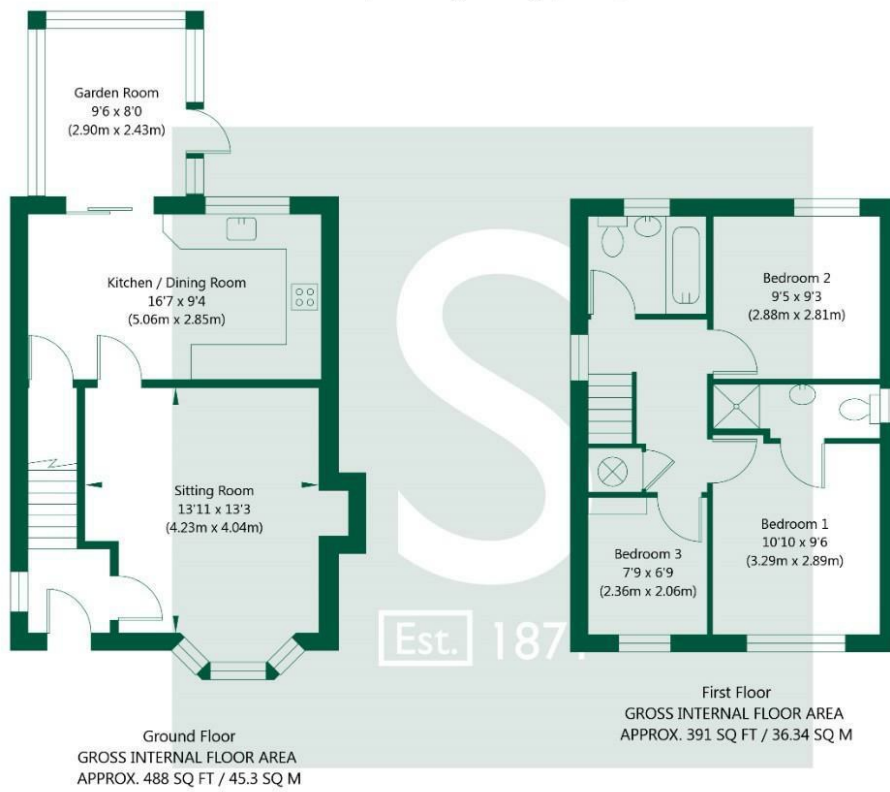
Externally, the property enjoys a delightful, private rear garden which has been attractively landscaped to provide a generous lawn, mature hedged boundaries and an impressive decked seating area, ideal for al fresco dining and entertaining throughout the summer months. To the front, a private driveway provides off-street parking for two vehicles.



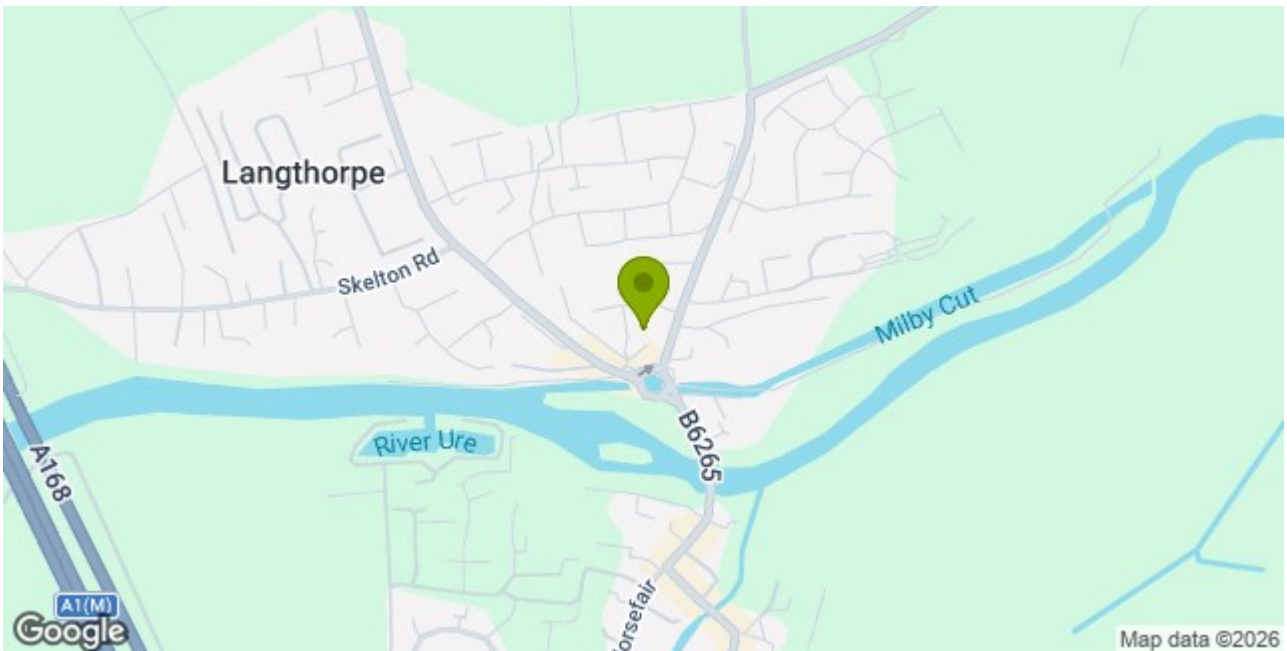
Occupying a sought-after residential location within easy reach of Boroughbridge's excellent range of local amenities, schools, shops and transport links, this superb home offers an outstanding opportunity to rent a high-quality property in a desirable setting.

Available immediately on an unfurnished basis, early viewing is highly recommended to fully appreciate the standard of accommodation on offer.

Market Hill, Boroughbridge, York, YO51 9JU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 879 SQ FT / 81.64 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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