

# HUNTERS®

HERE TO GET *you* THERE

2 Hereford Way, Boroughbridge, York, YO51 9PA

£1,950 Per Month

Property Images



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## Property Images

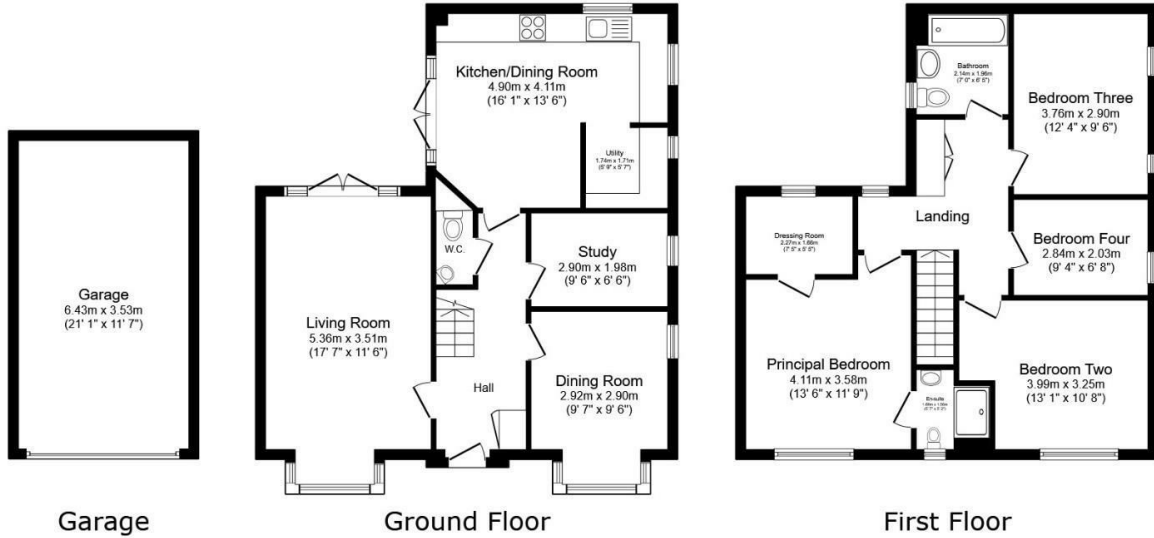


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## Property Images





Total floor area: 138 sq.m. (1,484 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure:

## Summary

This modern four bedroom detached family home in the sought after market town of Boroughbridge is available to let immediately and offers spacious, well-presented accommodation throughout.

The property briefly comprises an entrance hall, generous lounge, contemporary dining kitchen fitted with a range of built in appliances and a separate utility room. There is also a versatile family room, study and downstairs WC, providing ideal space for modern family living and home working.

To the first floor are four well proportioned bedrooms, with the principal bedroom benefitting from a stylish ensuite shower room and dressing room. A modern house bathroom serves the remaining bedrooms.

Externally, the property enjoys enclosed gardens laid mainly to lawn with a paved patio area, perfect for outdoor entertaining. A driveway provides ample off street parking and leads to a single garage.

An early viewing is highly recommended to appreciate the space and quality of accommodation on offer.

## Features

- DETACHED HOUSE • FOUR BEDROOMS • MASTER EN SUITE SHOWER ROOM AND DRESSING ROOM • HOUSE BATHROOM • DINING KITCHEN WITH UTILITY AREA • THREE RECEPTION ROOMS • DOWNSTAIRS WC • GARDEN • DRIVEWAY • GARAGE