HUNTERS®

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# Mowbray Garth

Boroughbridge, York, YO51 9NT

Price £300,000

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Council Tax: E

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Boroughbridge, York, YO51 9NT

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### HALLWAY
3'1" x 13'1" (0.94 x 3.99)
Accessed via a half glazed door; laminate flooring, alarm panel and double doors to sitting room. Radiator and useful cloaks cupboard, window to side elevation, two ceiling fitments.

### UTILITY ROOM
4'9" x 8'3" (1.45 x 2.51)
Fitted with a range of floor units and with space and plumbing for a washing machine. Wall mounted central heating boiler and door to the outside. Ceramic tiled floor and part tiled walls.

### KITCHEN
7'9" x 8'4" (2.36 x 2.54)
Fitted with a range of floor and wall units complementary worktops over. 'Stoves' oven with gas hob, sink with mixer tap over. Space for two under counter appliances, ceramic tiled floor and part tiled walls

### SITTING ROOM
14'0" x 20'10" (4.27 x 6.35)
A good sized room with a brick fire surround and hearth with inset stove effect electric fire. Window to two elevations, double doors to hallway and stairs to first floor.

### SUN ROOM
6'5" x 6'6" (1.96 x 1.98)
Windows to two side, and with a half glazed door with sidelight giving access to the rear garden.

### MASTER BEDROOM
Secondary double glazed window to the side elevation and fitted with a good range of wardrobes and drawers. Door to ensuite shower room, radiator. Access hatch to roof void.

### EN SUITE SHOWER ROOM
4'10" x 7'0" (1.47 x 2.13)
Obscure glazed window to side elevation, shower set within glass cubicle , handbasin and low flush WC. Shaver light and socket, part tiled walls.

### BEDROOM THREE
8'9" x 9'9" (2.67 x 2.97)
Overlooking the rear garden, radiator.

### BATHROOM
6'0" x 7'0" (1.83 x 2.13)
Fitted with a three piece suite comprising bath with shower over, low flush WC and handbasin. Part tiled walls; radiator.

### MEZZANINE STUDY AREA
8'4" x 8'8" (2.54 x 2.64)
Useful area suitable for a variety of uses and overlooking the sitting room. Wooden floorboards and balustrades.

### BEDROOM TWO
10'4" x 13'2" (3.15 x 4.01)
Window to side elevation and Velux window, useful storage cupboard and radiator.

### OUTSIDE
There is a low maintenance and private landscaped garden accessed via the sun room.

### GARAGE & PARKING
There is a single garage with additional parking in front, Visitor parking is also available nearby.

Tel: 01845 440044

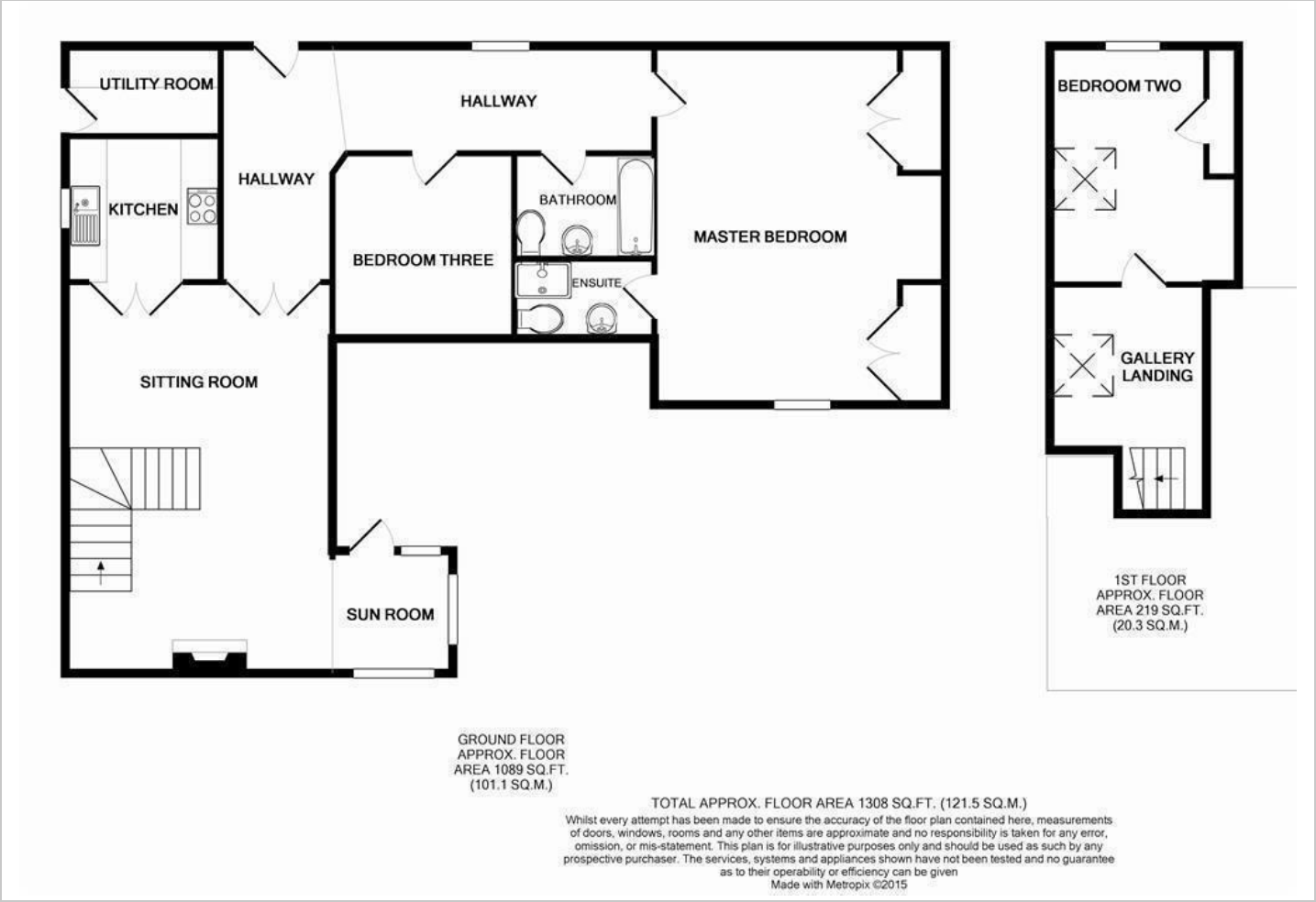
Train Now Standing

## Road Map

## Hybrid Map

## Terrain Map

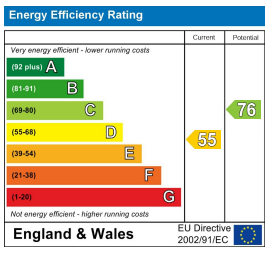
## Floor Plan

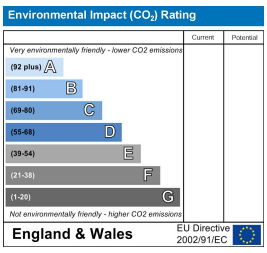



## Viewing

Please contact our Hunters Thirsk Office
on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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