



Langthorpe, Boroughbridge £1,300 Per Month

An outstanding semi detached property situated in a pleasant rural location on the edge of Langthorpe. Attractively appointed, recently redecorated and refurbished. Oil fired central heating and UPVC double glazing. Outside are extensive lawned gardens with summerhouse.

EPC 64 D. NO SMOKERS. PETS CONSIDERED.



DESCRIPTION

Entrance Hall: Part glazed uPVC external door, central heating radiator, smoke alarm, under stairs cupboard housing oil fired central heating boiler.



Lounge (Front): 12`1" x 10`9" (3.68m x 3.28m) coal effect electric fire to fireplace with wood surround, central heating radiator.

Dining Room (Rear): 13`10" x 10`9" (4.22m x 3.28m) laminate flooring, central heating radiator, log burning stove.

Kitchen: 12`9" x 6`3" (3.89m x 1.91m) single drainer stainless steel sink, range of fitted base units and drawers with light oak doors beneath slate effect laminate worktops, tile splashback, matching wall units, electric oven, plumbing for an automatic washer, part glazed external door.

First Floor Land: central heating radiator.



Bedroom One (Front): 10`8" x 10`6" (3.25m x 3.20m) central heating radiator.

Bedroom Two (Rear): 12`9" x 10`10" (3.89m x 3.30m) central heating radiator.

Bedroom Three (Rear): 9`6" x 6`2" (2.90m x 1.88m) central heating radiator.

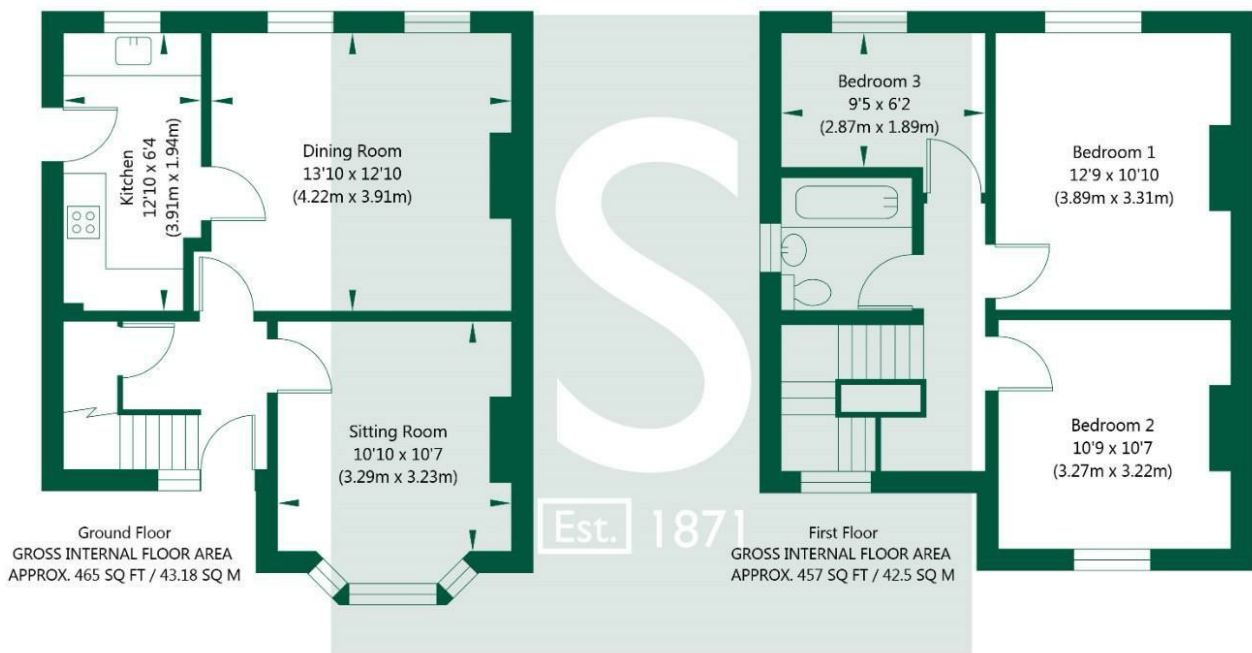
Bathroom/WC: with white suite comprising panelled bath with shower and glazed screen, pedestal hand basin, low flush WC, floor tiled, tiled walls, extractor fan.



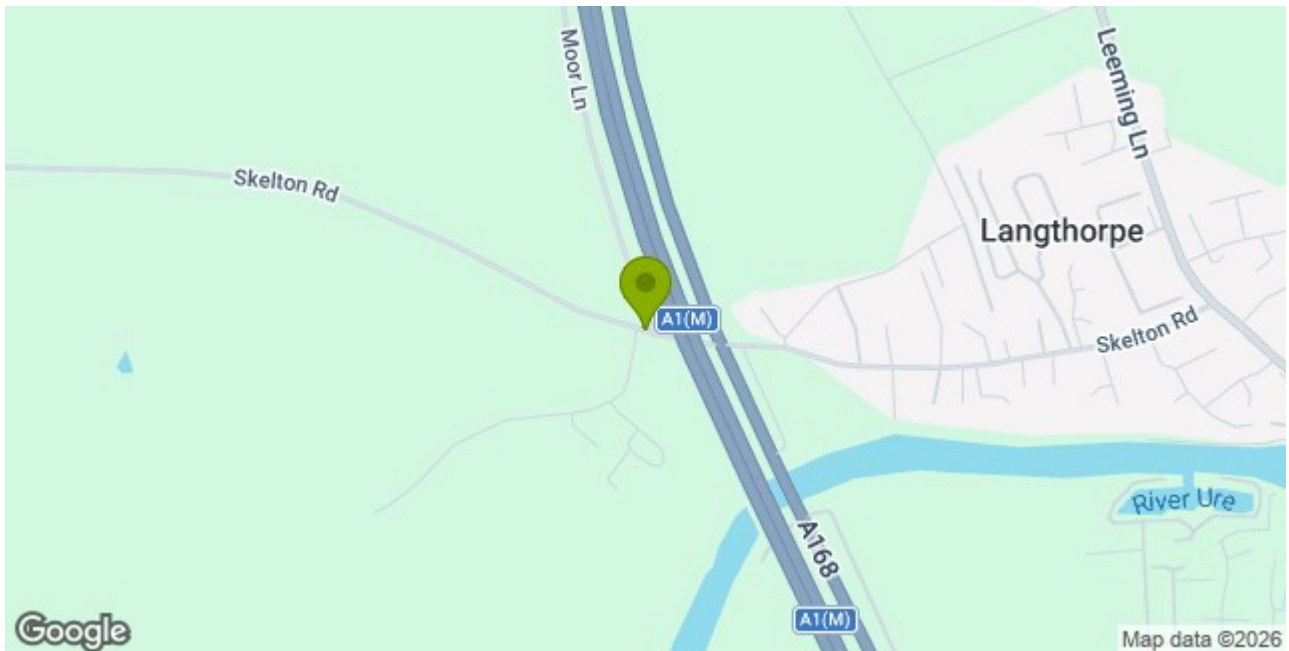
Outside: Lawned garden to front, drive with ample car parking space to side, side lawned garden, shed, large lawned garden to rear with useful timber summerhouse 18`7" x 8`11" plus canopy to front.



Langthorpe, YO51 9BZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 922 SQ FT / 85.68 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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