



**Flat 3 Mauleverer Horsefair  
Boroughbridge, Yorkshire YO51 9AA**

**£625 Per month**

ONE DOUBLE BEDROOM GARDEN FLAT  
KITCHEN , SITTING ROOM WITH DOORS ONTO THE GARDEN  
CENTRAL LOCATION WITH ALLOCATED PARKING  
NICELY DECORATED THROUGHOUT  
BATHROOM WITH SHOWER  
BEDROOM WITH FITTED WARDROBES  
NO DOGS ALLOWED EPC C COUNCIL TAX BAND A  
AVAILABLE FIRST WEEK IN FEBRUARY



## Flat 3 Mauleverer Horsefair, Boroughbridge, Yorkshire YO51 9AA

### FULL DESCRIPTION

Mauleverer House is believed to date back to the late 18th century started out its existence as a coaching fronting what was the Great North road but in the late 20th century was converted to a number of apartments. The Garden Flat is unique to the development by virtue of having its own rear entrance and private garden. The roomy accommodation comprises with gas central heating as follows: Communal Entrance, Communal Hall, Private Hall, Sitting Room, Small Dining Area, Kitchen, Bedroom with fitted Wardrobes and Bathroom. Private allocated parking. The town centre facilities are with a very short walk with the town of Boroughbridge enjoying good access to the A1, Leeds, Harrogate, Ripon and Wetherby.

### COMMUNAL ENTRANCE

Leading to apartment.

### PRIVATE ENTRANCE HALL

Cupboard housing water tank, radiator, doors to bedroom, bathroom and sitting room.

### SITTING ROOM

15'5 x 12'5 (4.70m x 3.78m)

Windows to side, two radiators, walk in bay with rear entrance door, television point, open to:

### KITCHEN

6'5 x 5'5 (1.96m x 1.65m)

Shaker style wall and base units, Stoves gas cooker, plumbing for washer/dryer, stainless steel sink and drainer, laminate floor.

### BEDROOM

11'6 x 9'11 (3.51m x 3.02m)

Window to rear, built in wardrobe, radiator.

### SHOWER ROOM



Shower cubicle, concealed cistern wc, wash hand basin with cupboard below, extractor fan, radiator.

### OUTSIDE



Slate gravel garden, with paved patio area, and raised flower beds.



