



**5 Abel Close  
Boroughbridge, Yorkshire YO51 9US**

**£1,500 Per month**

DETACHED FOUR BEDROOM FAMILY HOME  
DRIVEWAY INTEGRAL GARAGE  
MASTER BEDROOM WITH ENSUITE SHOWER ROOM  
DINING ROOM, SITTING ROOM, WC, UTILITY AND KITCHEN  
CLOSE TO BOROUGHBRIDGE WITH LOCAL SHOPS SCHOOLS AND AMENITIES  
CUL-DE-SAC LOCATION ENCLOSED REAR GARDEN  
AVAILABLE DECEMBER

## 5 Abel Close, Boroughbridge, Yorkshire YO51 9US


### Description

A substantial modern detached property set in a cul-de-sac in a popular residential location. Immaculate presentation internally with spacious family sized accommodation. Comprising of hall, lounge, dining room, fitted kitchen with fridge, freezer, dishwasher, cooker and hob, utility with washing machine, four bedrooms, the master with en-suite and house bathroom. Integral garage, driveway, open plan garden to the front and enclosed rear garden. GCH and alarm systems and double glazing.

### Situation

The situation of the property is located towards the head of a cul-de-sac and there is a children's play area nearby, plus within easy walking distance are the town centre and schools. Boroughbridge features a choice of shops and a range of services along with public houses, restaurants and a leading nearby supermarket. Boroughbridge High School is most convenient and there is a primary school in the town. There is easy access to the cathedral city of Ripon, spa town of Harrogate and historic city of York, all providing more extensive amenities and schooling. For the commuter the location is most convenient for the A1 which provides links to the region's motorway network.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	