



5 The Terrace
Boroughbridge, Yorkshire YO51 9EJ

£700 Per month

LOVELY THREE BEDROOM MID TERRACE HOUSE
OPEN PLAN LIVING AREA WITH DINING AREA, SITTING ROOM WITH WOOD BURNER
MODERN DESIGN KITCHEN, TWO DOUBLE AND ONE SINGLE BEDROOM
WHITE BATHROOM WITH OVER HEAD SHOWER,
USEFUL LOFT SPACE, GARDEN TO THE REAR WITH PAVED SEATING AREA
OFF STREET PARKING FOR 3 CARS AVAILABLE LATE FEBRUARY EPC C

5 The Terrace, Boroughbridge, Yorkshire YO51 9EJ

Description

this wonderful 3 bedroom family home. It is located in the historic market town of Boroughbridge offering great commuter links via the A1M to Leeds, Harrogate and beyond. The property benefits from stunning open plan living with fitted kitchen, 3 bedrooms, spacious modern bathroom and well stocked rear garden.

The property briefly comprises on the ground; entrance porch which leads to the immaculate open plan living accommodation, featuring living room with log burner, dining area and fitted kitchen with breakfast bar. To the first floor are the 3 bedrooms and house bathroom. There is also a full boarded loft with power and light offering an excellent storage space.

Ground Floor

Living Room 5.44m (17'10") max x 3.24m (10'8")

Window to front, window to rear, fireplace, double radiator, laminate flooring, open plan, door to:

Dining Area 4.02m (13'2") x 2.77m (9'1")

Double radiator, laminate flooring, double door,

Hall

Fitted carpet, stairs, door to:

Kitchen 3.07m (10'1") x 2.57m (8'5")

Fitted with a matching range of base and eye level units, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, two windows to front, laminate flooring, open plan, door to:

Porch 1.65m (5'5") x 1.17m (3'10")

Two windows to side, window to rear, double radiator, tiled flooring, door.

First Floor

Bedroom 1 3.70m (12'2") x 3.15m (10'4")

Window to front, double radiator, fitted carpet, door to:

Bathroom 3.10m (10'2") x 1.64m (5'5")

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, two windows to rear, double radiator, tiled flooring, door to:

Bedroom 2 3.70m (12'2") x 3.21m (10'6")

Window to front, double radiator, fitted carpet, door to:


Bedroom 3 2.44m (8') x 2.30m (7'7")

Window to rear, radiator, fitted carpet, door to:

Landing

Window to rear, fitted carpet.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	