



**Bumbles Hayloft Church Lane
Boroughbridge, Yorkshire YO51 9BA**

£550 Per month

A PRETTY TWO BEDROOM FIRST FLOOR APARTMENT WITH GAS CENTRAL HEATING
OPEN PLAN KITCHEN / LOUNGE, WITH OVEN AND HOB
BATHROOM WITH OVER HEAD SHOWER
NICELY DECORATED THROUGHOUT, WITH FEATURE BEAMS
ENTRANCE THROUGH SECURED GATES
VERY HANDY FOR BOROUGHBRIDGE HIGH STREET AND AMENITIES
AVAILABLE TO VIEW MARCH 2021 EPC D

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Outside

External staircase to stable door

Living Room

13'10" x 10'7" (4.22 x 3.23)



With feature beams, window to the front elevation, open plan to the kitchen area.

Kitchen

13'10" x 8'0" (4.22 x 2.44)



A range of fitted base and wall units, inset sink and drainer, space and plumbing for automatic washing machine, wall mounted central heating boiler.

Inner Hallway

10'11" x 2'11" (3.35 x 0.91)

With window to the side elevation, access to the bedrooms and bathroom.

Bedroom 1

10'5" x 7'6" (3.20 x 2.31)

With roof light to the side elevation and central heating radiator.

Bedroom 2

10'0" x 8'0" (3.05 x 2.44)

With roof light to the side elevation and central heating radiator.

Bathroom

7'6" x 5'4" (2.31 x 1.63)

With window to the side elevation, bath with over head shower pedestal wash basin and low level wc.

EPC

EPC E

COUNCIL TAX

The property has been placed in band B.

TENURE

The tenure of the property is freehold with a leasehold agreement for a term of 999 years from 1989, shared with the ground floor flat.

View

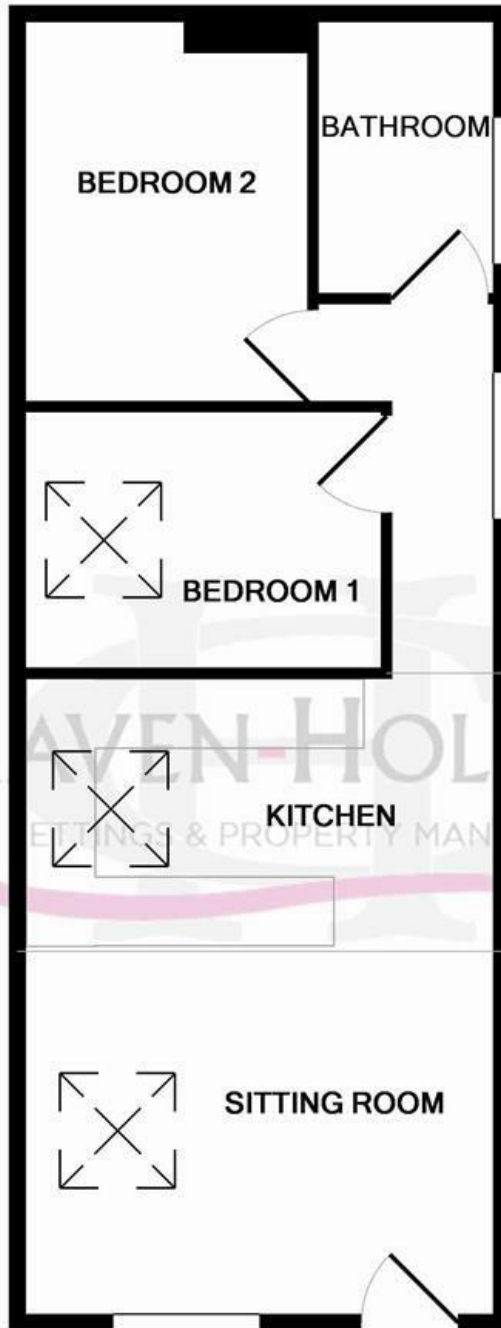


Outside



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	59
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	