



2 Woodhill Cottages Marton cum Grafton
Boroughbridge, Yorkshire YO51 9QD

£925 Per month



RECENTLY RENORVATED TROUGHOUT TO A HIGH STANDARD
THREE BEDROOMS, BREAKFAST KITCHEN, SITTING ROOM AND HOUSE BATHROOM
SOUGHT AFTER LOCATION IN THE POPULAR VILLAGE OF MARTON CUM GRAFTON
WITH EXCELLENT VILLAGE SHOP, SCHOOL, CHURCH AND PUBLIC HOUSE
FRONT AND REAR GARDENS ALLOCATED PARKING
FURTHER AMENITIES IN BOROUGHBIDGE WITH THE A1M BEEN 5 MILES AWAY
AVAILABLE NOW. SORRY - NO DOGS. EPC E



Description

A charming newly renovated three bedroom cottage enjoying an enviable position with lovely views over to the village church. This superb mid-terraced cottage offers deceptively spacious and characterful accommodation throughout including a brand new fitted kitchen. A particular feature to the house is the good-sized elevated front garden along with a private enclosed rear garden. Also with an allocated off street parking space.

The Village of Marton cum Grafton has a highly regarded public house/restaurant, village shop and post office, Ofstead outstanding primary school, sports field, tennis courts and church. With a wider range of services and amenities that can be found in the nearby town of Boroughbridge.

The thriving village is well known for its strong community spirit and hosts many activities throughout the year for all generations.

ACCOMMODATION With brand new eco radiators and UPVC double glazing throughout, the well-appointed accommodation in brief comprises -

Large full length living room with windows at either end and a feature fireplace.

Brand new kitchen with fully fitted induction hob, single oven, dish washer, washer/dryer, Belfast sink and solid quartz worktops. Also a useful pantry cupboard providing extra storage. Brand new laminate flooring throughout the ground floor.

FIRST FLOOR

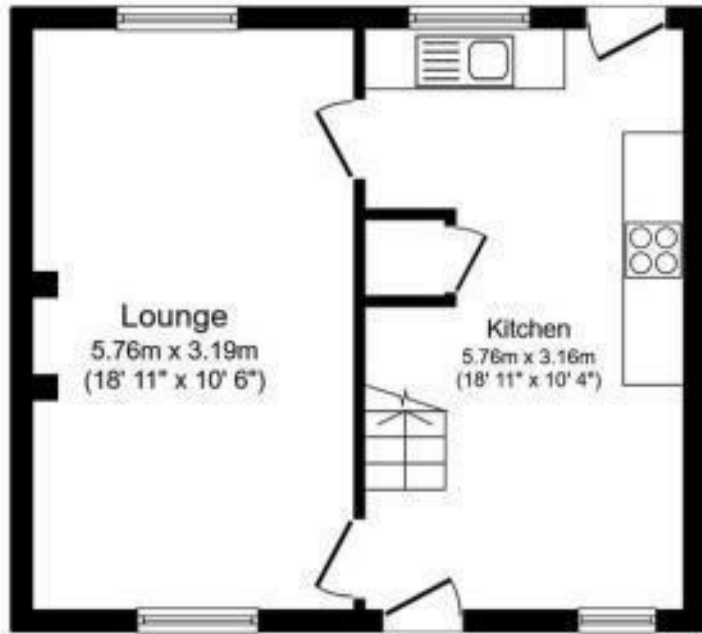
On the first floor, there are 3 newly decorated and carpeted bedrooms. Along with a brand new bathroom suite with a large L shaped bath and shower over. Heated towel radiator and illuminated mirror.

OUTSIDE To the front of the property is a lawned garden with shrub borders, raised seating area and attractive views over to the village church and beyond. To the rear is an enclosed

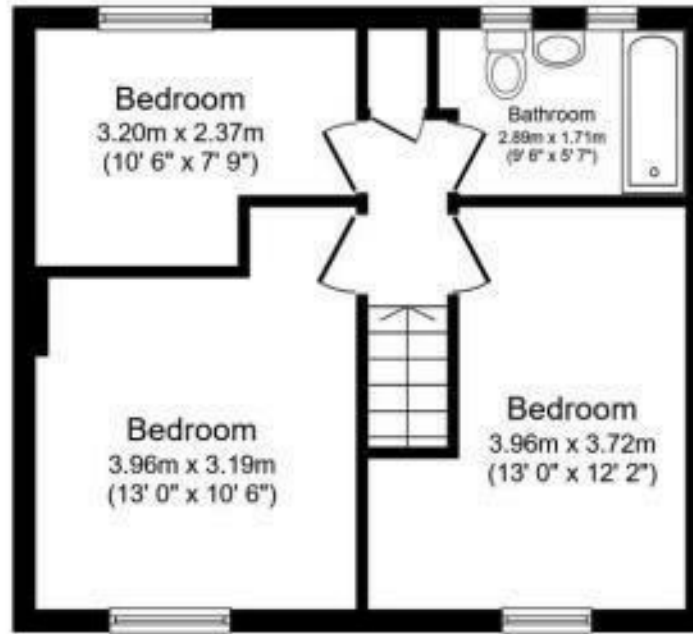
artificial lawned garden with brick built storage room. There is ample parking to the front of the property, also included is an allocated off street parking space.







Ground Floor



First Floor

Total floor area 74.0 sq. m. (797 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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			
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Craven-Holmes Estate Agents. 6 Fishergate, Boroughbridge, York, North Yorkshire YO51 9AL

t: 01423 329010 e: lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk