



17 Stump Cross
Boroughbridge York, North Yorkshire YO51 9HU

£750 Per month

TWO BEDROOM SEMI DETACHED HOUSE
MODERN FITTING DINING KITCHEN
TWO DOUBLE BEDROOMS
OFF ROAD PARKING
ENCLOSED REAR GARDEN
EPC B
AVAILABLE NOVEMBER 2021

17 Stump Cross , Boroughbridge York, North Yorkshire YO51 9HU

Description

A modern energy efficient semi detached house in the popular North Yorkshire town of Boroughbridge. The property consists of sitting room, fitted kitchen with dining area, two double bedrooms, house bathroom and downstairs WC. Further benefits include off road parking to the front of the property and an enclosed garden to the rear. The property is currently tenanted and is available from early August, viewings by appointment only, EPC B.

Sitting Room

With window to the front elevation access through to the dining kitchen and stair case to the first floor.

Downstairs WC

With low flush WC and handbasin with tiled splash back over. Window to side elevation.

DINING KITCHEN

A fitted kitchen with a range of base and wall units and dining area with space for a table and chairs and useful storage cupboard. Glazed patio doors lead out into the rear garden.

BEDROOM ONE

A double room with window to the rear elevation.

BEDROOM TWO

A double bedroom with window to the front elevation and useful storage cupboard.


BATHROOM

White bathroom suite comprising bath with shower over and bath screen, low flush WC and handbasin. Fully tiled walls and window to rear elevation.

OUTSIDE

The rear garden is enclosed with close boarded fencing and is mainly laid to lawn with a terrace outside the kitchen. A gravelled path leads to the front of the property through a close boarded gate.



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	