



**15 Hunters Row  
Boroughbridge, York, Yorkshire YO51 9PE**

**£1,400 Per month**

DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF LOCAL SHOPS SCHOOLS AND AMENITIES.

FOUR BEDROOMS TWO BATH/SHOWER ROOMS, LIVING ROOM, RECENTLY FITTED DINING KITCHEN, UTILITY WORK SHOP IDEAL FOR WORKING FROM HOME OR BUSINESS WITH POWER AND LIGHT DRIVEWAY PARKING FOR A NUMBER OF VEHICLES, GAS CENTRAL HEATING SYSTEM, ENCLOSED REAR GARDEN WITH USEFUL STORE EXCELLENT ACCESS TO THE A1M NORTH AND SOUTH EPC D NO ONWARD CHAIN COUNCIL TAX BAND E

# 15 Hunters Row, Boroughbridge, York, Yorkshire YO51 9PE

## Description

Tucked away in a private corner of this much sought after development on the outskirts of Boroughbridge - A very well presented 4 bedroom detached house, briefly comprising of; lounge, Dining kitchen with utility, master bedroom en suite, family bathroom, enclosed garden to the rear, open front with driveway and garage. Hunters Row is within close proximity of local shops, school and amenities, Also good access to the A1 North and South

### SITTING ROOM

4.88m (16' 0") x 3.15m (10' 4")

With window to the front elevation, feature fire surround housing electric fire, double glazed doors leading to the dining room.

### DINING KITCHEN

5.01m (9' 7") x 3.05m (9' 5")

Dining Area: With window to either side of the double doors leading out onto the rear garden, and wall mounted central heating radiator.

### KITCHEN AREA

With window over looking the rear garden a range of fitted base and wall units with complementary work surface and tiled splash backs. integrated fridge freezer, Inset oven and hob Built in sink with drainer, mounted radiator.

### UTILITY ROOM

With built in sink and drainer, plumbing for two automatic washing machines and side access door.

### CLOAKROOM / WC

Low level WC and wash basin.

### MASTER BEDROOM

3.76m (12' 4") x 3.18m (10' 5")

With window to the front elevation double fitted wardrobes with hanging space and central heating radiator.

### ENSUITE

With obscure glazed window to the front elevation, walk in shower, low level WC pedestal wash basin with tiled splash back and central heating radiator.

### BEDROOM 2

3.71m (12' 2") x 2.57m (8' 5")

With window to the front elevation, walk in cupboard and central heating radiator.

### BEDROOM 3

2.77m (9' 1") x 2.95m (9' 8")

With window over looking the rear garden and central heating radiator.

### BEDROOM 4

1.37m (4' 6") x 2.95m (9' 8")

With window to the rear and central heating radiator.

### FAMILY BATHROOM

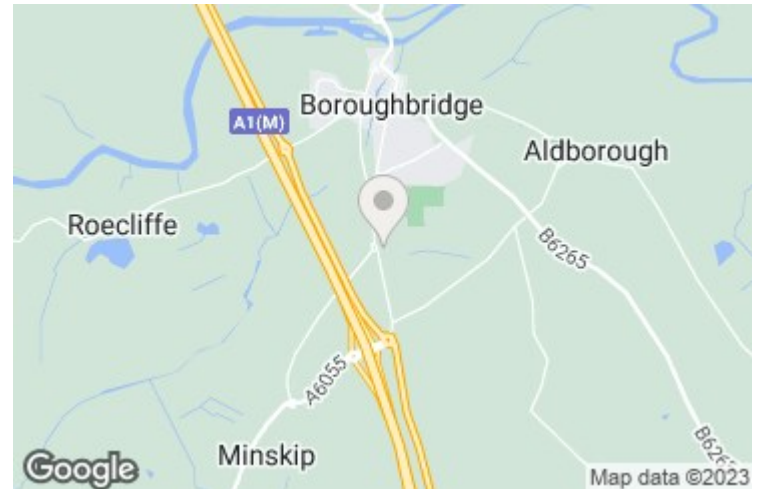
Obscure glazed window, bath pedestal basin with tiled splash backs low level WC and central heating radiator.

### WORKSHOP AND PARKING

Power and light within. Ample parking to the front.

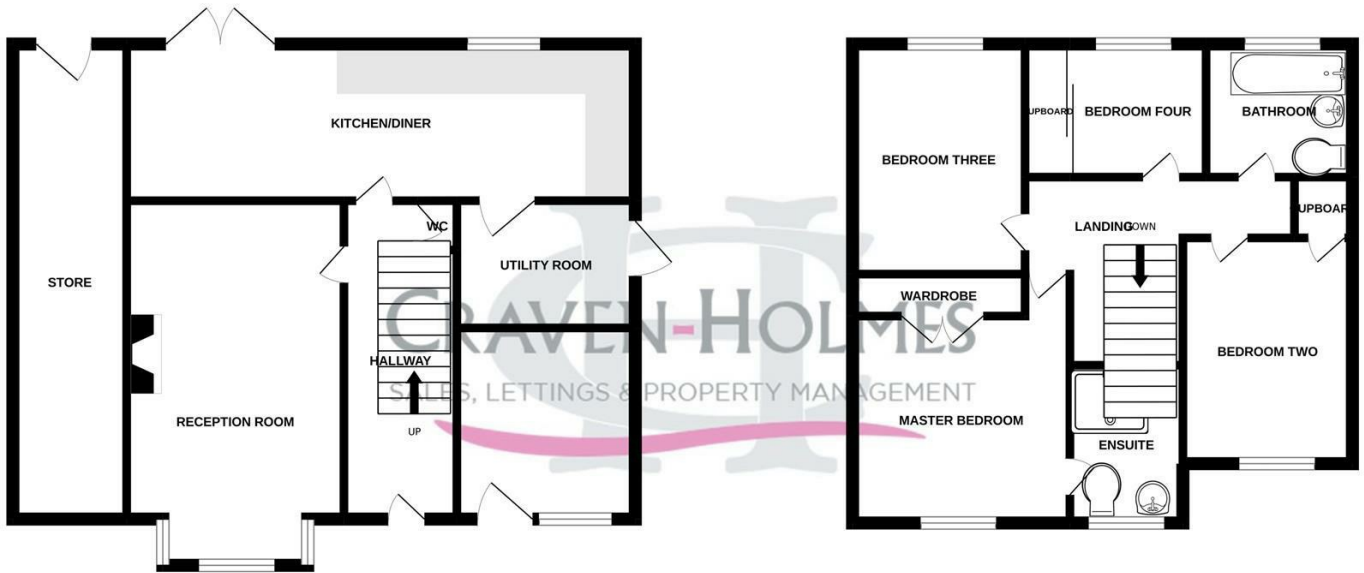
### GARDENS

Enclosed rear garden mainly laid to lawn with fence surround, Useful storage to one side with shelving . Open aspect to the front with mature trees and shrubs.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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