



**19 Hockley Crescent
Boroughbridge, York, YO51 9FN**

£2,200 Per month

Ideal for a family with four double bedrooms and flexible living spaces
Spacious and welcoming entrance with double height hallway and gallery landing
Large open plan kitchen and dining area with French doors leading to the garden
Separate utility with access to garden and integral garage
Spacious lounge
Master bedroom complete with stylish Hammonds wardrobes and private ensuite
Contemporary family bathroom with separate bath and shower
COUNCIL TAX BAND E EPC B AVAILABLE NOW.

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LOCATION

Live the best of both worlds at Hockley Croft. This development is in the friendly market town of Boroughbridge

Soak up the history of the town or enjoy easy access onto the canal for tranquil morning walks along the banks of the River Ure, alternatively you can go hiking to the Yorkshire Dales or North Yorkshire Moors, both less than a 40-minute drive away.

With the A1 on Boroughbridge's doorstep, Hockley Croft is ideal for commuters.

ROOM SIZES

GROUND FLOOR

Room Metric Imperial

Lounge 5315 x 3615mm 17'5" x 11'10"

Dining/Kitchen 5300 x 4770mm 17'4" x 15'7"

Utility 3002 x 1368mm 9'10" x 4'5"

FIRST FLOOR

Room Metric Imperial

Master Bedroom 4495 x 4463mm 14'8" x 14'7"

En suite 2469 x 1570mm 8'1" x 5'1"


Bedroom 2 3875 x 3150mm 12'8" x 10'4"


Bedroom 3 3700 x 3052mm 12'1" x 10'0"

Bedroom 4 3889 x 3077mm 12'9" x 10'1"

Bathroom 2700 x 2050mm 8'10" x 6'8"



| 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 | | |
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| (81-91) B | | |
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