



**3 Orchard Cottages  
Roecliffe York, North Yorkshire YO51 9LX**

**£795 Per month**

TWO BEDROOM SITUATED IN THE LOVELY VILLAGE ROECLIFFE  
WITH EASY ACCESS TO BOROUGHBIDGE AND THE A1  
QUALITY FIXTURES AND FITTINGS  
SITTING ROOM, KITCHEN AND HOUSE BATHROOM  
GARDENS TO THE FRONT OFF STREET PARKING  
UNFURNISHED OPEN VIEWS TO THE REAR  
GAS CENTRAL HEATING  
OUTHOUSE AND SHED TO THE REAR  
NO PETS  
EPC D COUNCIL TAX BAND B  
AVAILABLE NOW ON A LONG TERM TENANCY

## 3 Orchard Cottages, Roecliffe York, North Yorkshire YO51 9LX

### Description

A two bedroom mid terrace property in the popular village of Roecliffe close to the bustling town of Boroughbridge. Briefly the property comprises of entrance hall with stairs off to the upper floor and door through to the kitchen. From the kitchen a door leads through to the living room with views out to the rear of the property, access to the rear of the building can also be obtained through the kitchen into a central covered walkway between the neighbouring property. On the first floor are two good sized bedrooms, one with a number of fitted wardrobes and the house shower room. externally the property benefits from a generous front garden which is mainly laid to lawn as well as a generous rear yard that includes several brick built out buildings and a small green house. The property has a gas central heating system, is double glazed throughout and available now. EPC - D.

### KITCHEN

Fitted kitchen with a ample cupboard & work top space, window to the front of the property and external door leading into a covered walkway giving access to the rear of the property. Furnished with an electric hob and oven as well as a fridge and space with plumbing for a washing machine.

### LIVING ROOM

Bright and airy with window to the rear of the property, gas coal effect fire, fitted bookshelf / dresser and central heating radiator. The room also benefits from telephone and satellite TV points.

### MASTER BEDROOM

A good sized double room with window to the rear of the property and central heating radiator.

### BEDROOM TWO

A good sized room with window to the front of the property and a range a fitted wardrobes.

### SHOWER ROOM

With obscured glazed window to the rear of the property, low level W/C, wash basin and shower cubicle.

### EXTERNALY

The property has the benefit of a generous front garden mainly laid to lawn and a good sized yard to the rear with a number of useful brick built buildings with a small green house. The rear of the property can be accessed externally via a covered walkway from the front of the property.



