



**Flat 5 Mauleverer House Horsefair
Boroughbridge, York, North Yorkshire YO51 9AA**

£595 Per month

A SUPERB 1 BEDROOM FIRST FLOOR APARTMENT
SHOWER ROOM
KITCHEN
SITTING ROOM
DOUBLE BEDROOM WITH FITTED WARDROBES
GOOD STORAGE CUPBOARDS
CENTRAL LOCATION WITH PARKING
GAS CENTRAL HEATING,
AVAILABLE NOW EPC C

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Description

This much improved and easily managed property comprising: kitchen with a range of appliances, a fantastic fully tiled shower room and extensive range of wardrobes to the bedroom. The overall accommodation with gas heating comprises as follows: Communal entrance hall with a wide staircase to the upper floors, communal landing, private hall, double bedroom, sitting room, kitchen and shower room. Allocated parking, bin area and communal garden.

Hallway - With ample storage areas, doors to bedroom, sitting room, kitchen and bathroom. and intercom phone.

Sitting Room - 3.82 x 3.57 (12'6" x 11'8") - With feature fire place, windows to rear and side, door to side.


Kitchen - 2.99 x 1.79 (9'9" x 5'10") - With fitted wall and base units, window to side, integrated fridge/freezer, space and plumbing for automatic washing machine, built in over and electric hob.

Bedroom - 3.07 x 2.66 (10'0" x 8'8") - With central heating radiator and window to side, fitted wardrobes with hanging space and shelving to one wall.

Shower Room - 1.69 x 2.25 (5'6" x 7'4") - With low level wc, walk in shower, pedestal wash basin and tiled walls.

Outside - With communal parking area and garden area.



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		
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