



**21 Hill View**  
**Kirby Hill, Yorkshire YO51 9BE**

**£850 Per month**

2 BEDROOM SEMI DETACHED BUNGALOW POPULAR LOCATION  
GAS CENTRAL HEATING , MODERN KITCHEN AND SHOWER ROOM  
GARAGE AND DRIVEWAY PROVIDING AMPLE PARKING  
ENCLOSED REAR GARDEN WITH FAR REACHING VIEWS  
CONSERVATORY FROM THE SECOND BEDROOM  
WALKING DISTANCE TO BOROUGHBIDGE TOWN CENTRE  
NO ONWARD CHAIN EPC D

## 21 Hill View, Kirby Hill, Yorkshire YO51 9BE

### Description

A rare opportunity of acquiring a semi-detached bungalow in a popular rural setting and being within easy reach of the excellent facilities of Boroughbridge and only a short drive from the A1 motorway. The property benefits from having PVCU front and side entry doors, double glazed windows and PVCU barge boards and soffits. The accommodation benefits from gas central heating from a condensing boiler comprising as follows: entrance hall, sitting room and dining area, inner hall, kitchen with , two bedrooms-fitted wardrobes with bedroom one-bathroom and conservatory leading to the rear garden. Driveway parking, single garage and established gardens to the front with far reaching views and enclosed rear garden. open view to the front, Gas central heating system and double glazing, EPC D. NO ONWARD CHAIN



**Entrance Hallway** - The property is accessed from the front elevation via a upvc door, with windows to the front elevation, and a built in closet.

**Kitchen** - 2.74m x 2.44m (9' x 8') - Range of wall and base units, sink unit with mixer tap. Radiator, double glazed window and door to the side of the property

**Sitting Room** - 5.21m x 3.02m (17'01 x 9'11) - Situated to the front of the property is the Lounge, which offers a bay window to the front elevation, coving to the ceiling, electric log burner and a central heating radiator.

**Inner Hallway** -

**Bedroom 1** - 3.66m x 3.02m (12' x 9'11) - Double glazed window to rear elevation. a range of fitted wardrobes and cupboards Radiator.

**Bedroom 2** - 2.69m x 2.44m (8'10 x 8') - Radiator. Double glazed patio doors leading to the Conservatory.

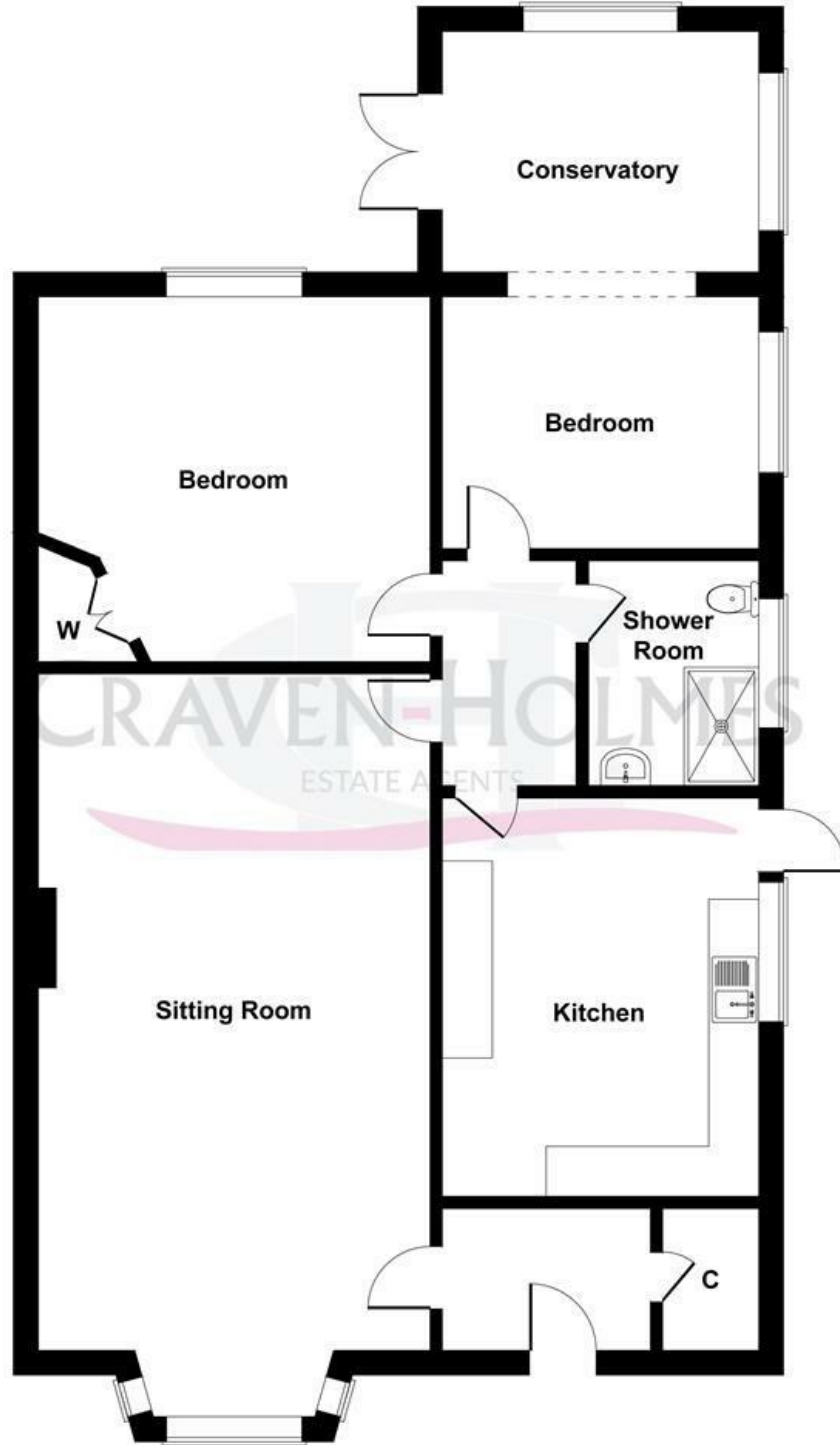
**Conservatory** - 2.11m x 2.08m (6'11 x 6'10) - Double glazed door to the rear.

**Shower Room:** Walk in shower, low level wc was basin, obscure glazed window to the side.

**Garage And Parking** - With up and over door. Door to the side of the garage. driveway providing parking for a number of vehicles.

**Gardens.** - Enclosed rear with established borders, stairs to a seating area with views over open countryside, front with views path to the front door.

# New Hill View



Not to Scale. Produced by The Plan Portal 2023  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
56	
England & Wales	EU Directive 2002/91/EC