



**Holmleigh Apartment Horsefair
Boroughbridge York, YO51 9AD**

£795 Per month

CENTRAL TO BOROUGHBRIDGE TOWN
ONE BEDROOM APARTMENT WITH PARKING
BEAUTIFUL INTERIOR OVER 2 FLOORS
UTILITY ROOM, OPEN PLAN KITCHEN LIVING ROOM
LARGE BEDROOM SPACIOUS BATHROOM WITH SHOWER
TO INCLUDE WATER AND GROUND SOURCE HEAT SUPPLY
AVAILABLE JANUARY 2024 EPC TO FOLLOW COUNCIL TAX BAND A

Holmleigh Apartment Horsefair, Boroughbridge York, YO51 9AD

Description

Superb and Exceptionally Spacious One Bedroom First Floor Apartment having been newly converted from a range of outbuildings providing beautifully appointed accommodation with ground source central heating occupying a private position yet within easy walking distance of the town centre benefiting from a private car parking space. Inspection is essential to appreciate the size and quality of this property.

ACCOMMODATION

GROUND FLOOR ENTRANCE With radiator and stairs to first floor.

UTILITY ROOM 6' 4" x 5' 8" (1.93m x 1.73m) Stainless steel sink unit, work surface to one side, tiled floor and radiator.

CLOAKROOM 6' 5" x 3' 7" (1.96m x 1.09m) With WC and wash hand basin. Radiator. Tiled floor.

STAIRS TO FIRST FLOOR

OPEN PLAN LIVING ROOM/KITCHEN 18' 4 max" x 14' 9 max" (5.59m x 4.5m) Wooden floor. Range of base units incorporating stainless steel sink unit. Flavel electric hob and electric oven. Extractor hood. Radiator.

BEDROOM 14' 9" x 11' 2" (4.5m x 3.4m) Radiator. Walk-in storage space 6' 5 x 6' 4.


HOUSE BATHROOM 13' 3" x 7' 7" (4.04m x 2.31m) With white suite comprising bath, pedestal wash hand basin, low level WC, bidet, large shower cubicle, ladder-style radiator and tiled floor.

OUTSIDE Car parking space.

Location

The property is located just off Horsefair within easy walking distance of the Town's local shops and amenities. Boroughbridge offers a good range of Shops, Bars, Restaurants and Cafes, a Superstore, Doctor and Dental Surgery and is ideal for those wishing to commute to the main centres of West and North Yorkshire with its proximity to the A1(M).



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	