CRAVEN-HOLMES
ESTATE AGENTS









2 Sadlers Court Back Lane
Boroughbridge York, Yorkshire YO51 9PQ

£895 Per month

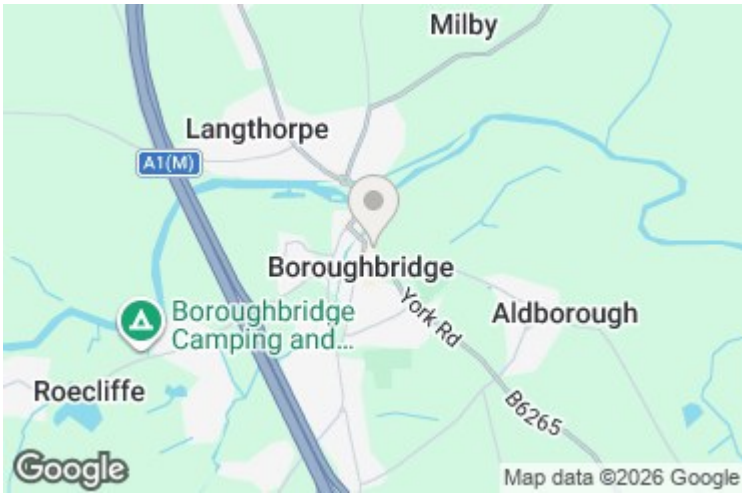
A TWO DOUBLE BEDROOMED MID-TERRACE COTTAGE WITH ALLOCATED PARKING
GAS-FIRED CENTRAL HEATING, SITTING ROOM, BREAKFAST KITCHEN AND HOUSE BATHROOM
WITHIN CLOSE PROXIMITY TO BOROUGHBRIDGE HIGH STREET
GOOD ORDER THROUGHOUT
EPC C, COUNCIL TAX BAND C

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Description

A Two bedroom property situated in the heart of Boroughbridge ideally placed for access to the high street with its good range of shops schools and amenities with allocated parking.

The property in brief comprise: Entrance hallway, sitting room good size breakfast kitchen, two double bedrooms and house bathroom. Offered for sale CHAIN FREE.



ENTRANCE HALL
With stairs to the first floor, window to the side and central heating radiator.

SITTING ROOM
4.27m (14' 0")04 x 3.35m (11' 0")10
With window to front, central heating radiator.

BREAKFAST KITCHEN
5.18m (17' 0")08 x 2.74m (9' 0")04
With fitted wall and base units, central heating radiators, plumbing and space for washing machine tumble dryer and integrated fridge freezer. gas hob Electric cooker with overhead extractor and wall mounted gas boiler and under stairs cupboard.

BEDROOM ONE
3.05m (10' 0")08 x 2.44m (8' 0")09
With fitted wardrobes, window to front and central heating radiator.

BEDROOM TWO
3.05m (10' 0")08 x 2.74m (9' 0")05
With rear window and central heating radiator.

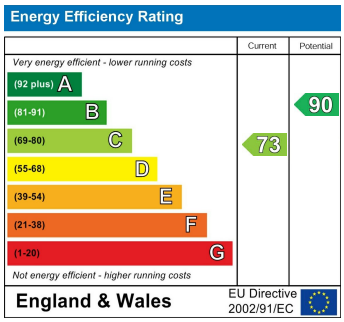
BATHROOM
2.74m (9' 0")07 x 2.13m (7' 0")10
With Bath over head shower and shower screen low level WC, pedestal sink, velux window and part tiled.

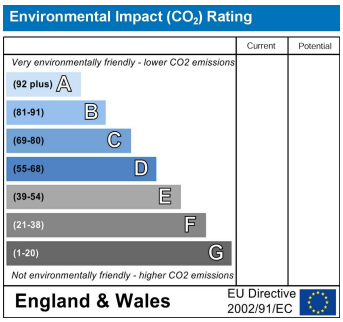
OUTSIDE
Paves seating area to the front of the property. The property also benefits from an allocated parking space.

Location

The property is located in the centre of the Town of Boroughbridge off Back Lane and is ideally placed for access to the excellent range of Shops, Bars, Restaurants Cafes, Doctors and Dental Surgeries.

Boroughbridge has a local Superstore as well as Sporting and recreation facilities and the property is less than 1 mile from Junction 48 at the A1(M), for those wishing to commute to the main Business centres of North & West Yorkshire & Teeside..





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