

# HUNTERS®

HERE TO GET *you* THERE

**23 East Gate, Boroughbridge, York, YO51 9AY**

**Guide Price £239,950**

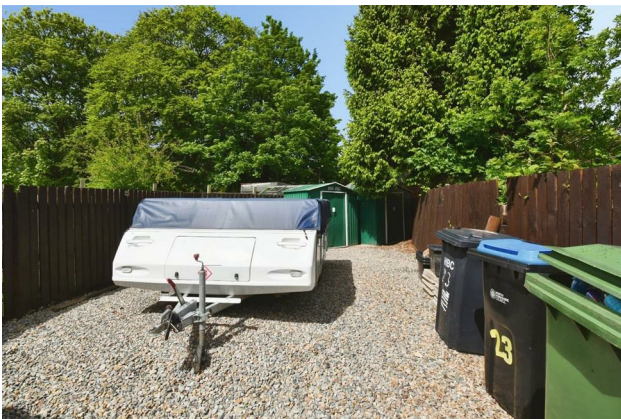
**Property Images**



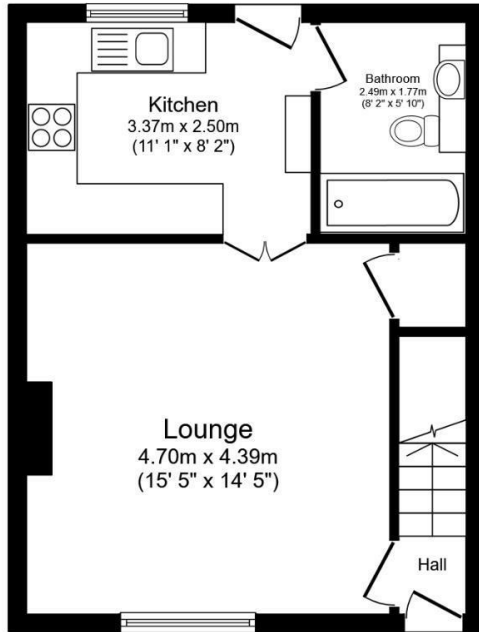
# HUNTERS®

HERE TO GET *you* THERE

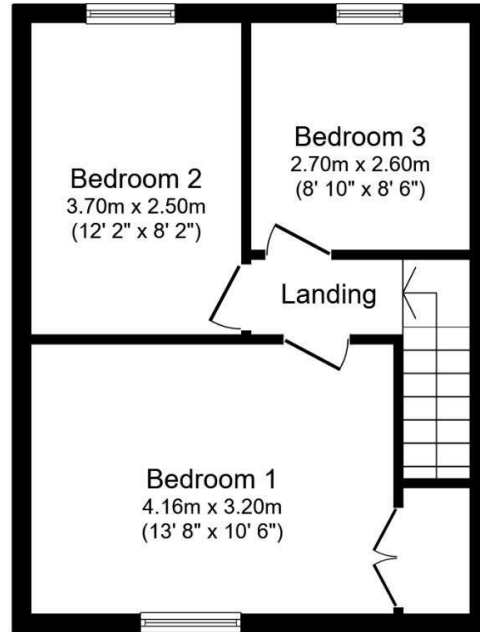
## Property Images



## Floorplan



Ground Floor



First Floor

Total floor area: 72.8 sq.m. (784 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>86</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>71</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           | <b>71</b>                                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

## Map



## Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

This well-presented three-bedroom terrace house offers a delightful blend of comfort and convenience with lounge, modern kitchen and bathroom, a front lawn garden , rear enclosed patio and further extensive parking to the rear with two timber sheds.

Upon entering, you are welcomed into a spacious lounge, perfect for relaxation and entertaining guests. The fitted kitchen is both functional and inviting, making meal preparation a pleasure. The property boasts three generously sized bedrooms, providing ample space for family living or guest accommodation. The house bathroom is well-appointed to the ground floor and caters to all

Externally you will find a lovely front lawn garden, ideal for enjoying the fresh air, which could be fully enclosed if required for more privacy, while the rear enclosed yard offers a private space. One of the standout features of this property is the extensive parking available at the rear, which can easily accommodate a motorhome or caravan if required, making it perfect for those with a love for travel.

This home is double glazed and centrally heated, ensuring warmth and comfort throughout the year. Additionally, its prime location means you are just a stone's throw away from local amenities, providing easy access to shops, schools, and recreational facilities.

In summary, this three-bedroom terrace house in Boroughbridge is an excellent opportunity for those seeking a comfortable and well-located home. With its appealing features and proximity to local conveniences, it is sure to attract interest from a variety of buyers.

## Features

• THREE BEDROOMS • LOUNGE • FITTED KITCHEN • GROUND FLOOR  
BATHROOM • FRONT LAWN GARDEN • REAR ENCLOSED YARD • EXTENSIVE PARKING  
TO THE REAR OF THE PROPERTY IDEAL FOR MOTOR HOME/CARAVAN • TWO GREEN  
METAL STORAGE SHEDS • DOUBLE GLAZING AND CENTRAL HEATING