



**HUNTERS®**  
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Farndale, Horsefair, Boroughbridge, YO51 9FD | Asking Price £135,000  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*\* Currently Tenanted  
\*\*\* Buy To Let Opportunity**

**A first floor self-contained two bedroom apartment close to a range amenities in Boroughbridge town centre, briefly consisting of open plan living room / kitchen with integrated appliances. two bedrooms and bathroom with secure entry system and allocated parking to the rear.**

**Entrance Hall**

Built in useful storage cupboard, central heating radiator, and entry phone.

**OPEN PLAN LIVING AREA**

19'11" x 15'1"

Open plan living area with lounge, dining space and fitted kitchen. Pleasant aspect to front elevation. Wall mounted electric fire.

**KITCHEN/DINING AREA**

To one side of the open plan living area the contemporary kitchen comprises a range of base and wall units with black granite effect work surfaces over. and built in stainless steel sink and drainer with mixer tap. Built in oven and hob with extractor hood over, upright fridge freezer and integrated dishwasher and washing machine.

**LOUNGE AREA**

The focal point is provided by a designer wall hung electric fire, there are TV and telephone points, central heating radiator. Window to the front elevation.

**BEDROOM ONE**

14'1" x 9'2"

With window to side elevation, mains TV point and central heating radiator.

**BEDROOM TWO**

11'1" x 6'6"

With window to the side elevation, central heating radiator

**Bathroom**

5'2" x 6'2"

A contemporary suite in white comprising bath with over head shower, wall mounted wash basin with mirrored cupboard over, low flush wc, electric shaver socket and chrome ladder towel rail. The walls are part tiled.

**Parking**

The is an allocated parking space to the rear of the property.

**Note**

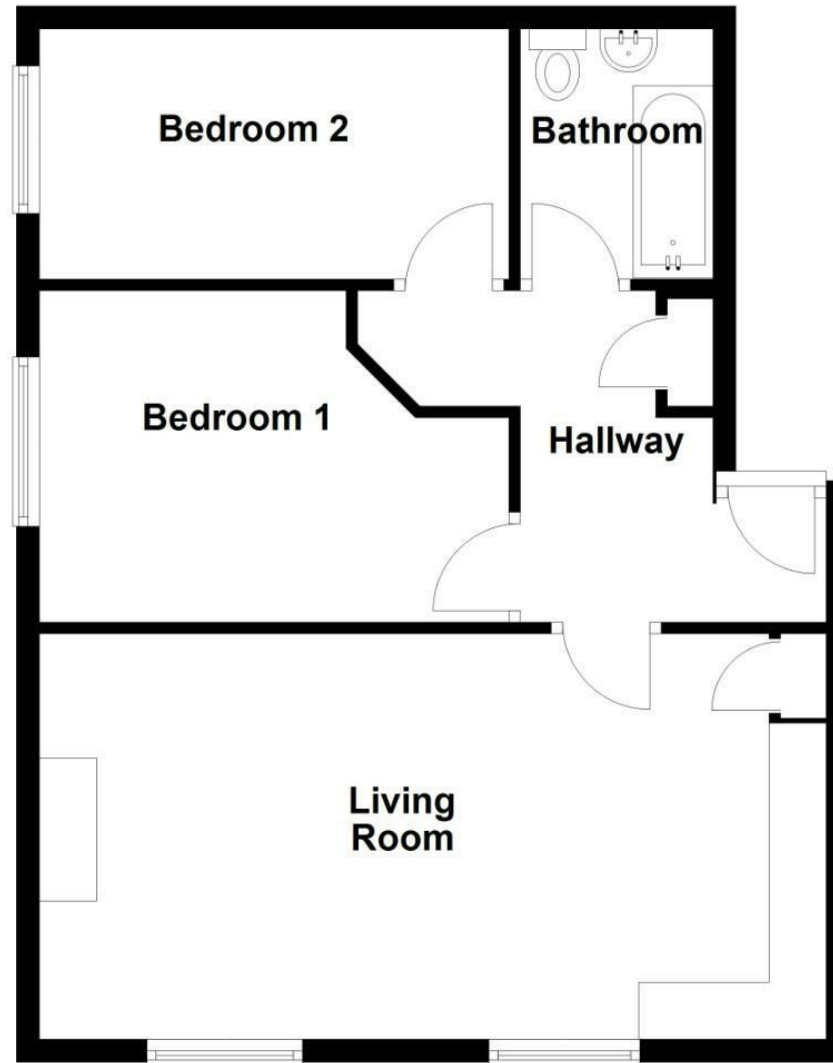
Stock images have been used.

**Tenure**

The management of the building is dealt with by an owners association.

This year it is £244.65 per quarter; It includes building insurance and other mandatory checks.

## Apartment



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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