

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



St. James Meadow

Boroughbridge, York, YO51 9NW

£950 Per Month



Council Tax: B

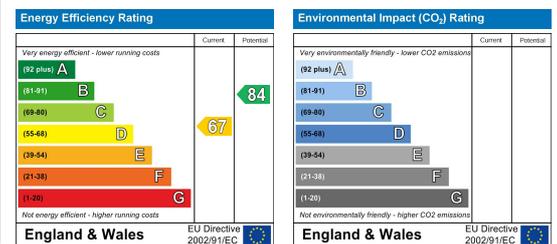
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Thirsk Lettings Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

- TWO BEDROOM
- GAS FIRED CENTRAL HEATING
- CONSERVATORY
- LONG TERM LET
- ENCLOSED REAR GARDEN
- UNFURNISHED
- AVAILABLE END OF FEBRUARY
- VIRTUAL VIEWING AVAILABLE

Refurbished two bedroom family home in a peaceful cul-de-sac location. With brand new shower room, carpets and completely re-decorated. Two bedroom family home in the heart of Boroughbridge. Property offers living room, dining kitchen and conservatory. To the first floor there are two double bedrooms and shower room. Externally there is off street parking for two cars and enclosed rear garden.



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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. **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.