

# HUNTERS®

HERE TO GET *you* THERE



## Hunters Row

Boroughbridge, York, YO51 9PE

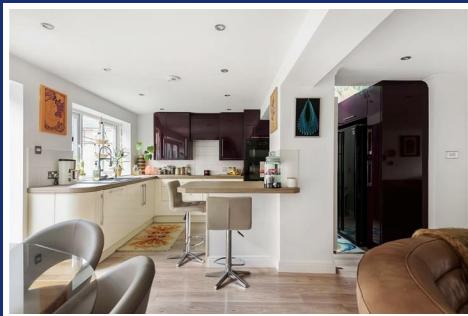
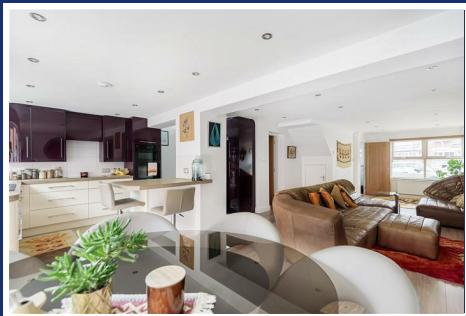
£299,000



# 60 Hunters Row

## Boroughbridge, York, YO51 9PE

£299,000



### Lounge

22'6" x 33'6" (6.86 x 10.21)

Stylish open plan living area with kitchen off

### Lounge Area

Accessed via front lobby and with double glazed window to the front elevation. This light and airy space is fitted with wood effect flooring throughout.

### Dining Area

The dining area continues on from the living area and with the same wood effect floor giving a sense of flow and continuity. Bifold doors lead into the rear garden.

### Kitchen

Open to the dining area, this stylish kitchen is fitted with sleek modern units in cream with aubergine wall cupboards. A complementary worktop is over, with inset sink and draining and a swan neck tap over. There is an eye level inset double oven, a hob with extractor over and double electric oven. A range of wall to ceiling units to the rear wall provide ample additional storage and space for an American style fridge/freezer.

### Entrance Lobby

Accessed via part glazed door, open to stairs and door to Living Area

### Utility Room

11'3" x 16'1" (3.43 x 4.9)

A good sized utility room fitted with floor units and with space and plumbing for a washing machine

### Landing

Landing

### Master Bedroom

10'10" x 13'2" (3.3 x 4.01)

Window to the front elevation and walk in dressing area giving access to the:

### En-Suite

With walk in shower, low flush WC and pedestal handbasin. Obscure glazed window to the front elevation

### Bedroom Two

6'11" x 10'0" (2.11 x 3.05)

With stairs to the loft and window overlooking the rear garden

### Bedroom Three

7'0" x 9'8" (2.13 x 2.95)

Window to the rear elevation

### House Bathroom

Fitted with high quality sanitary ware comprising bath with shower over, low flush WC and handbasin. Obscure glazed window to the rear elevation

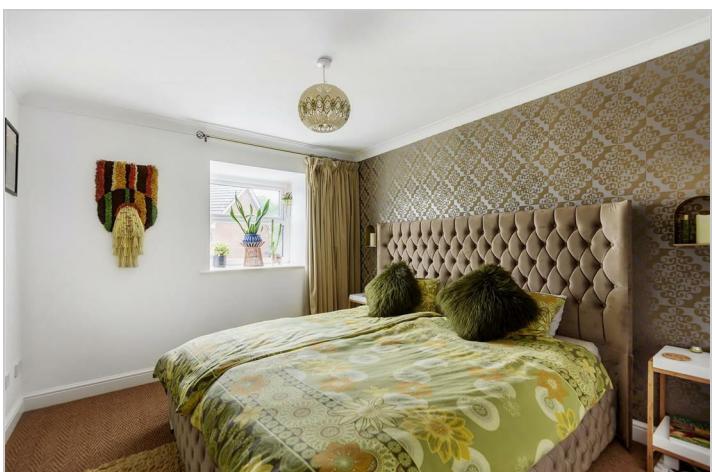
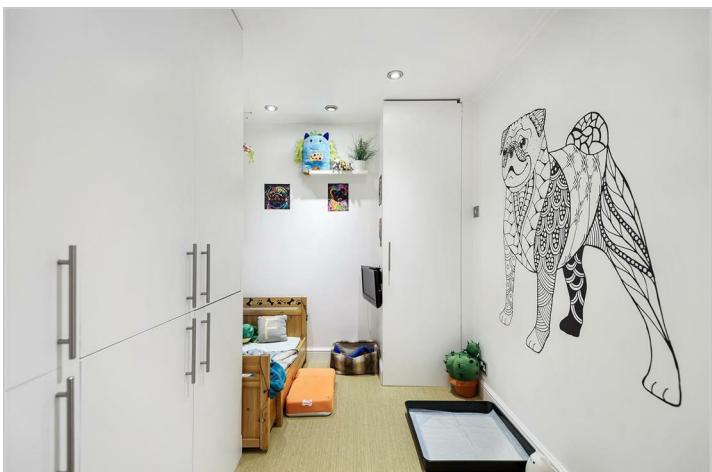
### Loft

11'7" x 11'10" (3.53 x 3.61)

Useful storage accessed via a staircase from Bedroom Two.

### Gardens

To the front of the property there is a low maintenance gravelled garden area with stylish wooden seating and planters. The rear garden is fully enclosed and has been landscaped with areas of decking, gravel and planters with mature shrubs creating a super low maintenance space.



## Road Map



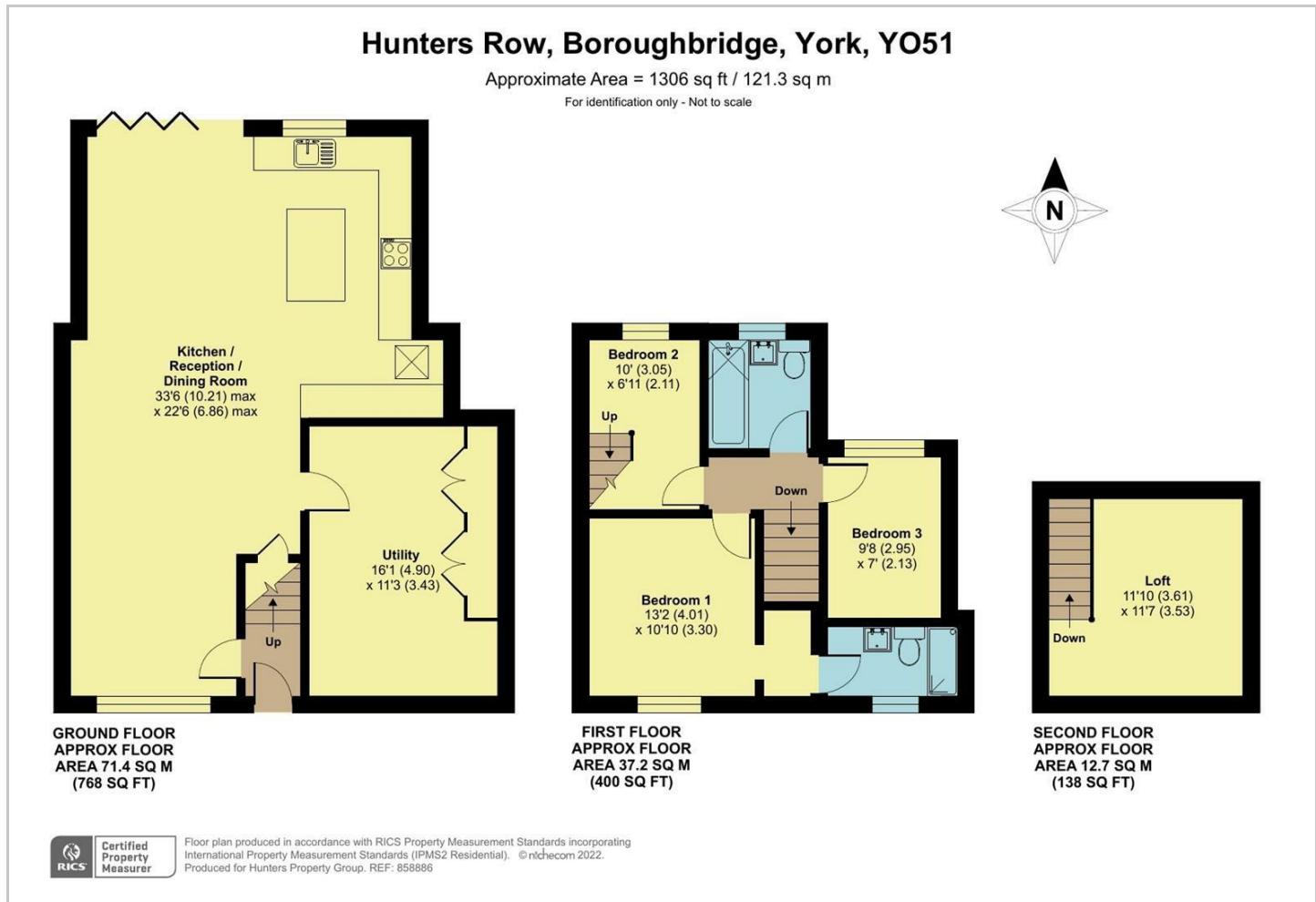
## Hybrid Map



## Terrain Map



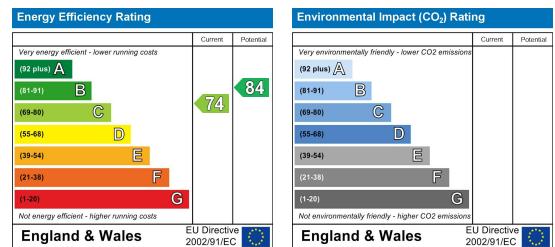
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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.