



16 ASHBOURNE CLOSE

BOROUGHBRIDGE, YORK YO51 9JJ

A BEAUTIFULLY PRESENTED, TWO BEDROOM, MODERN END TERRACED HOUSE SET IN GOOD-SIZED GARDENS TO THE REAR WITH AMPLE OFF-STREET PARKING SITUATED ON A POPULAR DEVELOPMENT ON THE SOUTHERN EDGE OF THE TOWN WITHIN WALKING DISTANCE OF THE LOCAL SUPERSTORE AND HIGH SCHOOL AND BEING WELL PLACED FOR ACCESS TO THE A1(M) FOR TRAVELLING FURTHER AFIELD. THE PROPERTY HAS THE BENEFIT OF GAS FIRED CENTRAL HEATING AND SEALED UNIT DOUBLE GLAZING THROUGHOUT.

RENT: £850 pcm

TO LET ON AN ASSURED SHORTHOLD TENANCY



LOCATION

The property is located on the south side of the town within walking distance of the local superstore and High School offering easy access to the A1(M) at Junction 48 for those wishing to travel to the main business centres of North and West Yorkshire and Teesside. The town of Boroughbridge offers an excellent range of shops, bars, restaurants, primary and high schools, doctors and dental surgeries as well as sporting and recreational facilities.

DESCRIPTION

A Beautifully Presented, Two Bedroom, Modern End Terraced House set in good-sized gardens to the rear with ample off-street parking situated on a popular development on the southern edge of the town within walking distance of the local superstore and high school and being well placed for access to the A1(M) for travelling further afield. The property has the benefit of gas fired central heating and sealed unit double glazing throughout.

ACCOMMODATION

ENTRANCE PORCH

3' 3" x 4' 3" (0.99m x 1.3m)

Radiator.

SITTING ROOM

16' 1" x 11' 10" (4.9m x 3.61m)

Marble effect fireplace with coal effect gas fire and wooden surround. Radiator. Cupboard under stairs.

KITCHEN/DINER

10' 11" x 11' 11" (3.33m x 3.63m)

Range of fitted base and wall units incorporating one and a half bowl stainless steel sink unit, gas hob, integrated oven with extractor hood. Wall mounted Ideal gas fired central heating boiler. Radiator. Patio door to rear garden.

STAIRS TO FIRST FLOOR

FRONT BEDROOM

11' 11" x 9' 4" (3.63m x 2.84m)

Radiator.

REAR BEDROOM

12' 0" x 10' 11 max" (3.66m x 3.33m)

Radiator. Cylinder and airing cupboard. Fitted wardrobe with centred mirrored doors.

HOUSE BATHROOM

6' 6" x 5' 7" (1.98m x 1.7m)

With white suite comprising bath with shower over and shower screen, pedestal wash hand basin, low level WC and radiator.

OUTSIDE

Front garden and driveway providing ample off-street parking. Enclosed rear garden with hedge and fence boundaries. Rear patio area and back garden shed.

ADDITIONAL INFORMATION

TERMS OF TENANCY

The property is available To Let, unfurnished on an Assured Shorthold Tenancy for a period of **six/twelve months** at a rent of **£850 per calendar month, payable in advance.**

A **Bond of One Month's Rent plus £100** will be payable.

The **Tenant** will be responsible for the costs of Gas, Electricity, Water, Sewerage Charges and Council Tax.

VIEWING

Strictly by appointment with the Letting Agents, Lister Haigh on **01423 860322.**

DIRECTIONS

At the top of the High Street in Boroughbridge, proceed up New Row and continue to the junction with Wetherby Road. Turn left past Boroughbridge High School to the roundabout near Morrisons. Proceed straight on at the roundabout and Ashbourne Close is the second road on the right hand side. On entering Ashbourne Close, proceed forward and number 16 can be found straight in front of you at the right hand end of a terrace of 4 properties.



SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

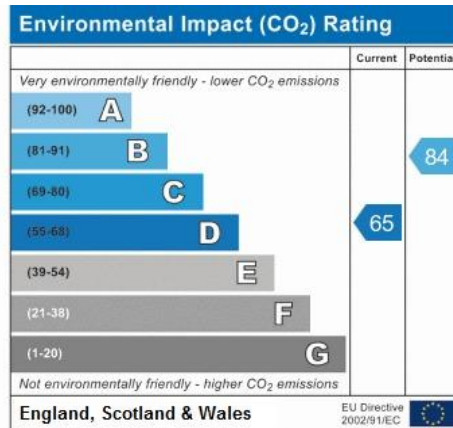
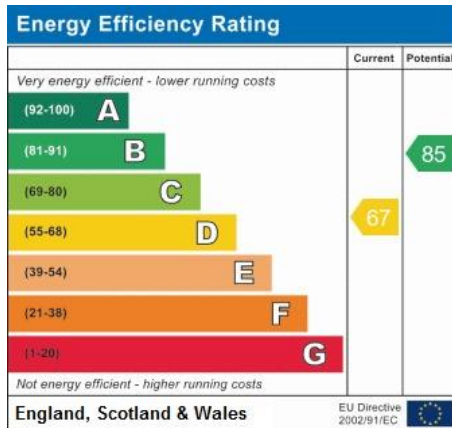
For further details, please contact:

John Haigh (Knaresborough Office) on **01423 860322**
Charlie Cowen (Knaresborough Office) on **01423 860322**
Debbie Matthewman (Knaresborough Office) on **01423 860322**

SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.



Address:
16 Ashbourne Close Boroughbridge

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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