



## St Helena Boroughbridge £725 Per Month

An outstanding mid terrace property offering delightful stylish interior. Unfurnished. Living room with wood burner, high quality fitted dining kitchen with appliances, bath/wc with shower and contemporary fittings, 2 double bedrooms, on street parking, rear yard.

EPC 62 C. NO SMOKERS. NO PETS.

## DESCRIPTION

Living Room. Approx 12`10" x 12`2" (3.91m x 3.71m) with composite panel style external door, cast iron wood burning stove recessed to chimney breast, arched alcove, terracotta tiled floor.



Dining Kitchen. Approx 12`10" x 8`10" (3.91m x 2.69m) with laminate wood floor, range of modern fitted wall and base units and drawers with black gloss doors beneath white gloss laminate worktops, tiled splashback, integrated induction hob, stainless steel hood, oven, fridge and freezer, single drainer stainless steel sink with mixer taps, Vailant gas central heating boiler, radiator, staircase to first floor.



Rear Lobby. With double glazed external door, granite effect laminate worktops to recess, plumbed for automatic washer.



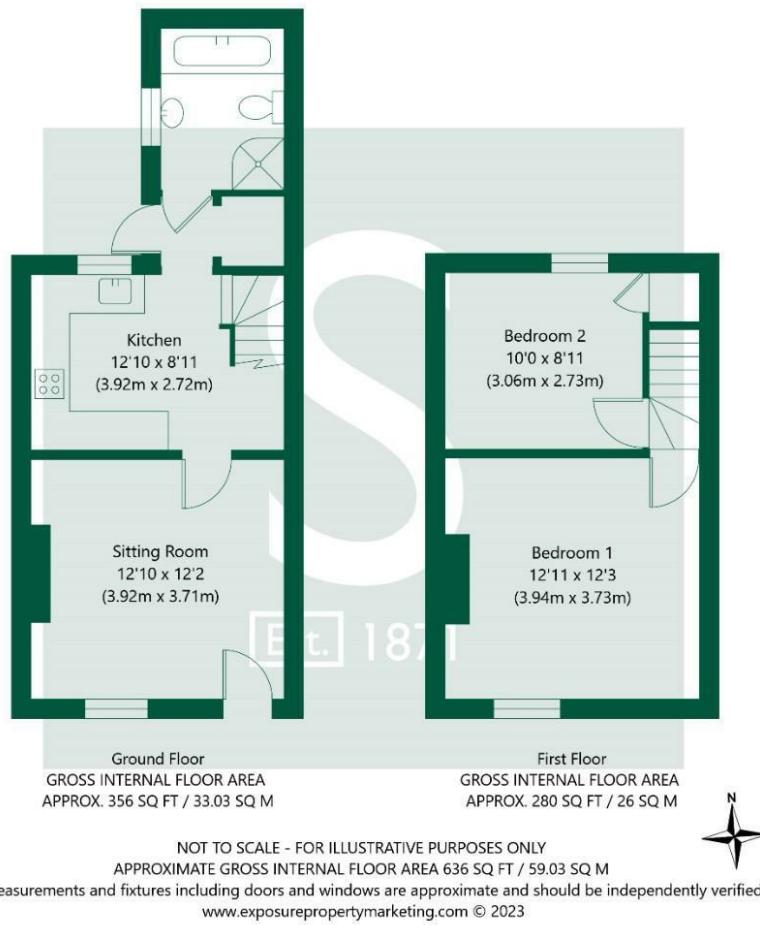
Bathroom/WC. With contemporary white suite comprising panelled bath with mixer taps, pedestal hand basin, low flush WC, tiled/glazed shower cubicle, tiled floor and splashbacks, extractor fan, recessed ceiling lighting.

First Floor Landing. With sliding ladder access to large loft area.

Bedroom One (front). Approx 12`10" x 12`2" (3.91m x 3.71m) with central heating radiator, decorative cast iron fireplace, range of two double wardrobes with mirrored doors.

Bedroom Two (rear). Approx 9`10" x 9`0" (3.00m x 2.74m) with central heating radiator, overstairs cupboard.

Outside. On street car parking, small enclosed rear yard with Yorkshire stone paving.



### Stephensons

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