



**15 St. Helena
Boroughbridge, Yorkshire YO51 9AG**

£880 Per month

A WELL PRESENTED 2 BEDROOMED, MID TERRACE, MODERN PROPERTY: CENTRAL LOCATION, WALKING DISTANCE TO SHOPS, SCHOOLS AND AMENITIES: DINING KITCHEN, SITTING ROOM, 2 BEDROOMS, HOUSE BATHROOM. GROUND FLOOR WC AND ALLOCATED PARKING TO THE REAR, INTEGRATED APPLIANCES, GAS CENTRAL HEATING, DOUBLE GLAZING. EASY ACCESS TO THE A1(M), HARROGATE & YORK. AVAILABLE MID APRIL 2025
EPC C COUNCIL TAX BAND C

Entrance Hall

4'5" x 5'0" (1.35m x 1.52m)

Gas Central Heating radiator and stairs leading to the first floor

Living Room

13'1" x 12'2" (3.99m x 3.71m)

Double Glazed window and gas central heating radiator, coal effect gas fire with hearth and surround & under stairs cupboard.

Kitchen

10'9" x 10'0" (3.28m x 3.05m)

With a range of wall & base units with worktops over, one and a half bowl stainless steel sink unit, double oven with four-ring hob & extractor, canopy over & integrated fridge-freezer. Double glazed window.

Rear Entrance Porch

6'1" x 4'3" (1.85m x 1.30m)

Gas central heating radiator

Downstairs Cloakroom

4'2" x 4'2" (1.27m x 1.27m)

Pedestal wash hand basin, low level WC & gas central heating radiator

Bedroom 1

15'6" max x 13'0" max (4.72m max x 3.96m max)

Gas Central Heating radiator and double glazed window

Bedroom 2

10'2" x 7'8" (3.10m x 2.34m)

Gas Central Heating radiator and double glazed window

Bathroom

7'4" x 7'0" (2.24m x 2.13m)

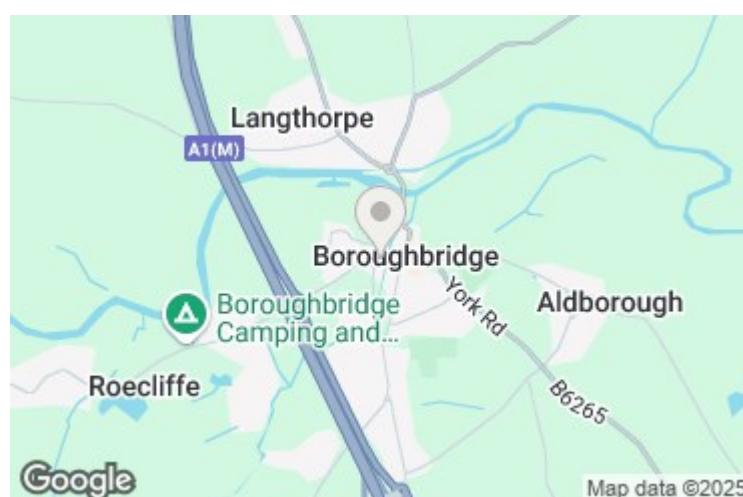
Pedestal wash hand basin, low level WC & bath with shower over & a shower screen.

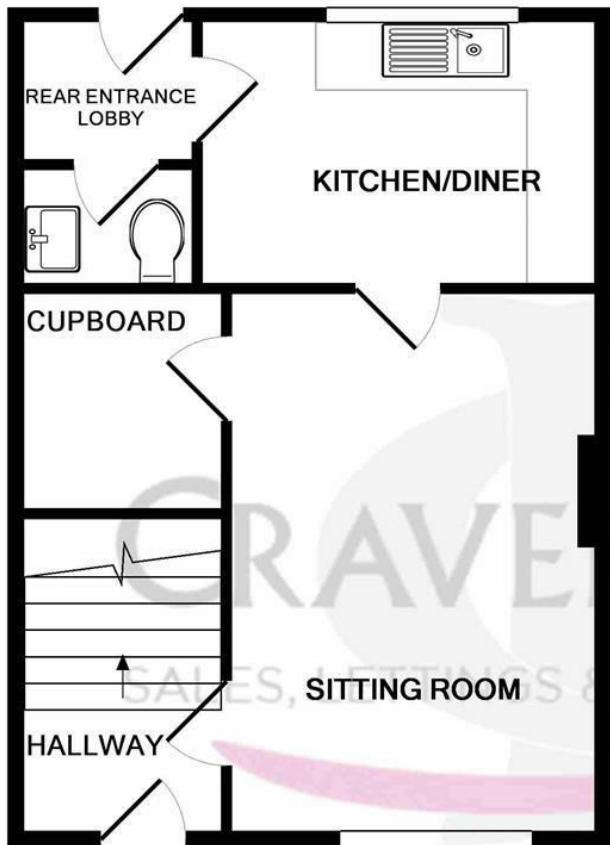
Outside

Courtyard to the rear and an allocated car parking space

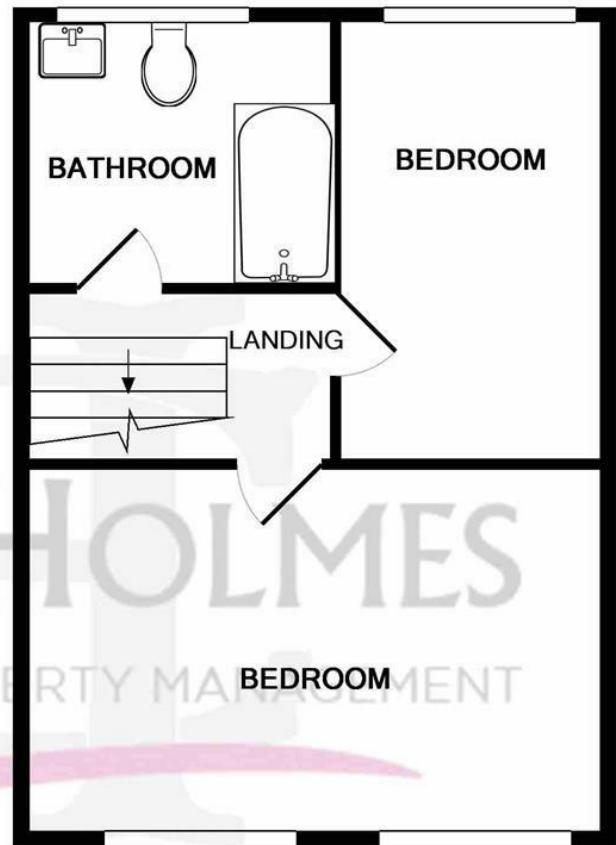
Council Tax

Council Tax Band C £1,498.78





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	76	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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