



**Holly Cottage Kirby Hill
Boroughbridge, York, YO51 9DN**

£675 Per month

LOVELY TWO BEDROOM COTTAGE
BREAKFAST KITCHEN, UTILITY ROOM AND GROUND FLOOR BATHROOM
WITH OUTBUILDING AND LARGE GARDEN TO THE REAR
CLOSE TO BOROUGHBRIDGE CENTER, UNFURNISHED
AVAILABLE NOW TO VIEW - MUST HAVE A LOCAL CONNECTION
EPC COUNCIL TAX BAND B

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Description

This period mid terrace property consists of two bedrooms, sitting room , modern kitchen, modern bathroom and utility room. Externally the property occupies a raised position with terraced garden to the front and views looking out to open fields, to the side there is a further garden area and brick built outbuilding. The property benefits from double glazing, and gas fired boiler

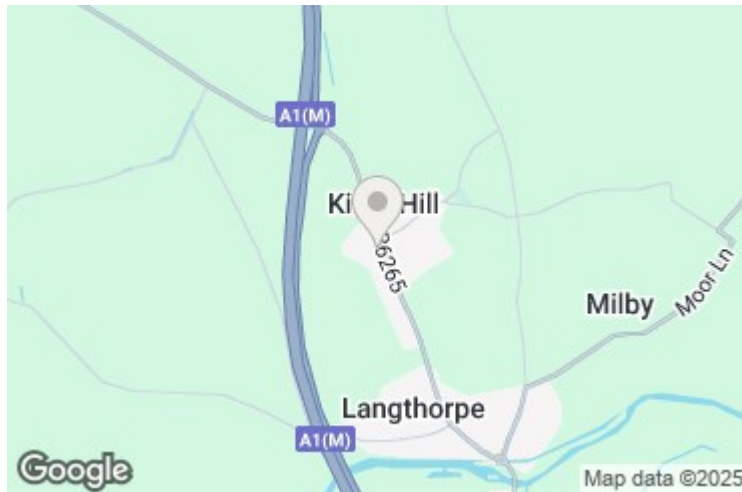
Location

The property lies within the North Yorkshire village of Kirby Hill on the edge of the parish of Langthorpe with local amenities including a public house, primary school and village church. Excellently placed for access to the national motorway network, the nearby by cities and towns of Ripon, Harrogate and York and further afield are easily accessible making the village a good choice for commuters. Further amenities can be found in the neighbouring town of Boroughbridge which lies approximately 1 mile from the village offering a range of independent high street shops.

The location is particularly appealing, as Kirby Hill is known for its picturesque surroundings and friendly community atmosphere. Residents can enjoy the benefits of rural living while being within easy reach of the amenities and services available in Boroughbridge.

Agents Note

This property is available to local people who have a connection with the village and Boroughbridge which can be family and work.



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