




5 St. Helena

£795PCM (Deposit: £875)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band: B Furnished: Unfurnished

A beautifully presented period home, modernised to a high standard with great attention to detail, combining energy efficiency, space and light in a convenient back-water location.

Following a program of modernisation the property makes a fantastic first impression, combining the charm of the period with stylish and contemporary presentation throughout. The light, neutral décor compliments the generous proportions to create a bright, spacious and welcoming atmosphere. Notable features include gas central heating, recently installed double glazing and external doors, resulting in an excellent EPC 'C' energy efficiency rating.

This delightful property is without doubt a cut above the norm and will please more discerning tenants who appreciate attention to detail, excellent energy efficiency and stylish features. A viewing is highly recommended to fully appreciate the location and cosy ambience of this home.

Stepping inside reveals a well proportioned and bright reception room with a tall ceiling, the front door having window over window to the front and feature original arched fireplace recess with limestone hearth. The fitted kitchen provides an attractive and practical range of units with

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ample work surfaces, stainless steel sink, electric oven and hob with extractor over, space for fridge/freezer and plumbing washing machine.

Under stairs area (additional to the floorplan) and window to the rear. The rear hall has stairs leading to the first floor. The bathroom offers a white panelled bath with electric shower over, wash basin and toilet, tiled walls and floor, heated towel rail and window.

The first floor boasts unusually tall ceilings increasing the feeling of space and light. Bedroom one has a fitted wardrobe/cupboard (housing the central boiler) and a window to the front. Bedroom two is also a double size and has a window to the rear.

From the rear hall you can step into a quaint patio/yard area with smart paving and pedestrian access gate.

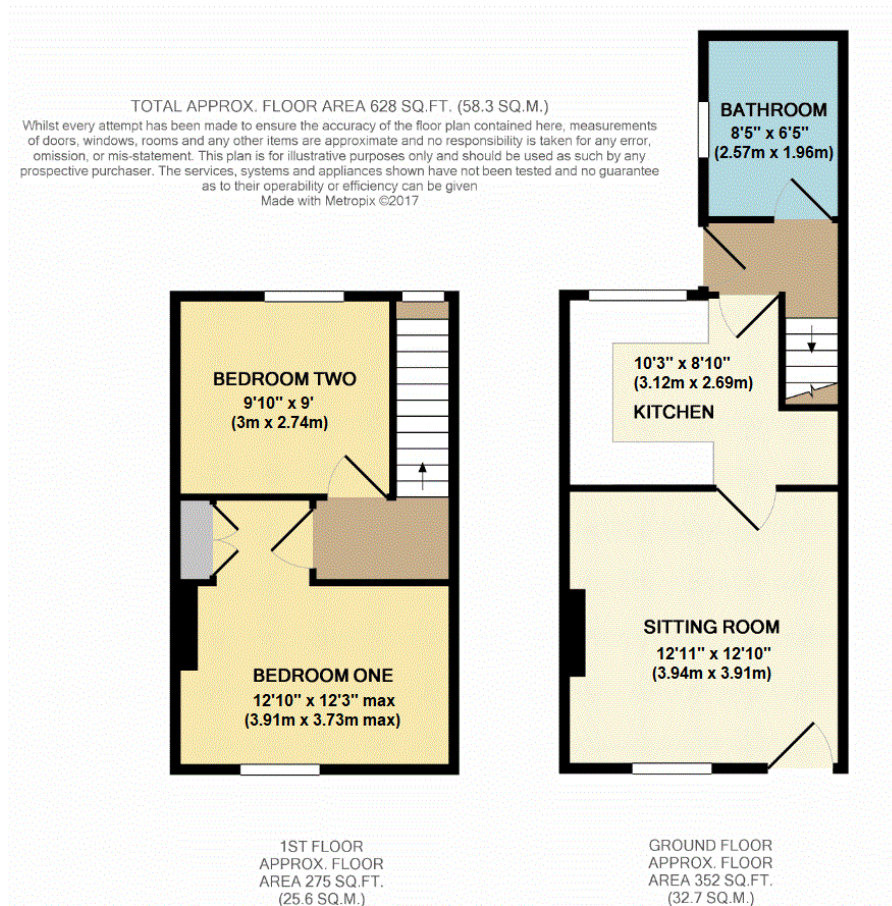
The property is situated along a characterful back-water just off the market place. Boroughbridge offers an excellent range of shops and services together with schools for all ages, leisure and sporting facilities. This popular small town is superbly located for travel connections throughout the area via the nearby A1 (M) and local road network.

APPLICATION INFORMATION

One week's rent is payable to reserve a property which will then be deducted from the total rent and deposit requested. Properties remain available until this is paid. On completing an application on-line, you will need to provide identification (colour copy of passport, driver's licence and a utility bill). The completion and submission of an application form does not guarantee the offer of a tenancy, this is subject to satisfactory references being obtained.

A deposit equivalent to five week's rent is payable before the tenancy commences. The first month's rent and deposit must be paid before we release keys to the property. Applicants must show evidence of their contents insurance prior to the start of a tenancy. Payments can be made by bank transfer. Personal cheques are not acceptable.

- Gas Central Heating
- Stylish Re-fitted Kitchen
- Excellent Proportions
- Very Good EPC Rating C
- Modernised Throughout
- Double Glazing
- Neutral Décor Throughout
- Rear Patio/Yard
- Low Council Tax Band B
- Close to Amenities/Shops



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