

## 5 St. Helena, Boroughbridge, YO51 9AG

£795PCM (Deposit: £917)

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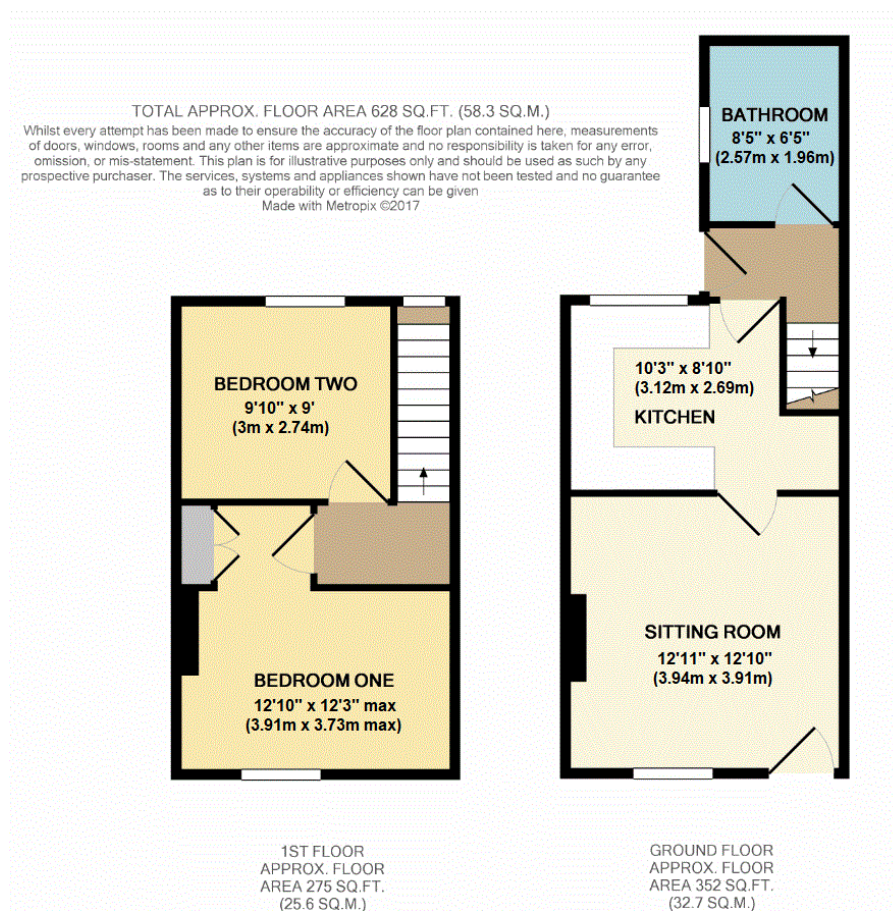
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band: B Furnished: Unfurnished

A delightful later Victorian terraced house occupying a convenient back-water setting just a few steps from a wide range of amenities and the picturesque market place in Boroughbridge. The property has a wonderful charm and combines stylish modern fittings with light, neutral décor to create a bright, airy and welcoming atmosphere. Notable features include gas central heating, double glazing and modern external doors, resulting in a good EPC 'C' energy efficiency rating.

**APPLICATION INFORMATION** One weeks rent is payable to reserve a property which will then be deducted from the total rent and deposit requested. Properties will remain available until this is paid. On completing an application form 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 tenancy, this is subject to satisfactory references being obtained. A deposit equivalent to five weeks rent payable before the commencement of the Tenancy. The first month's rent and deposit must be paid before we will release the 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 only. 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



**01765 608203**

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