



**3 St. James Square  
Boroughbridge, YO51 9AR**

**£695 Per month**

LOVELY ONE BEDROOM COTTAGE WITHIN THE HEART OF BOROUGHBRIDGE  
TUCKED AWAY BY SECURE GATES  
WITHIN STRIDING DISTANCE TO LOCAL SHOPS AND AMENITIES  
OPEN PLAN KITCHEN SITTING ROOM  
LARGE BEDROOM  
BATHROOM  
SMALL YARD AREA.  
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### 3 St. James Square, Boroughbridge, YO51 9AR

#### Description

**LOCATION** The property fronts Boroughbridge High Street but is accessed off St James Square being approximately 1 mile from the A1(M) at Junction 48 and offering easy access to the main centres of North and West Yorkshire and Teeside.

The town of Boroughbridge offers an excellent range of shops, cafes, bars, restaurants, doctors and dental surgeries, primary and secondary schools as well as sporting and recreational facilities.

**DESCRIPTION** A Converted One Bedroom Detached Cottage offer well presented accommodation with gas fired central heating and sealed unit double glazing, in a convenient position just off St James Square, within a short walk of local shops and amenities

#### ACCOMMODATION

**ENTRANCE HALL** 8' 1" x 3' 5" (2.46m x 1.04m) Laminate floor. Radiator

**LIVING ROOM/KITCHEN** 13' 2" x 13' 0" (4.01m x 3.96m) Range of fitted base and wall units incorporating stainless steel sink unit. Baumatic gas hob and electric oven. Integrated fridge. Laminate floor. Radiator.

**UTILITY ROOM** 9' 8" x 2' 6" (2.95m x 0.76m) Bosch dryer, Bosch washing machine. Worcester gas fired central heating boiler.  
Further storage area under stairs.

#### FIRST FLOOR

**BEDROOM** 13' 4 max" x 13' 1 max" (4.06m x 3.99m) Radiator

**BATHROOM** 9' 5" x 4' 4" (2.87m x 1.32m) White suite comprising bath with telephone style shower fitting, pedestal wash hand basin and low level wc. Ladder style radiator. Laminate floor

**OUTSIDE** Communal paved forecourt

#### ADDITIONAL INFORMATION

**TERMS OF TENANCY** The property is available To Let unfurnished on an Assured Shorthold Tenancy for a period of twelve months at a rent of £595 per calendar month, payable in advance.

A Bond of one month's rent plus £100 will be payable.

The Tenant will be responsible for the cost of Gas, Electricity, Council Tax, Water and Sewerage charges.



