



**1 Smiths Court Back Lane
Boroughbridge, York, North Yorkshire YO51 9AT**

£650 Per month

CHARMING ONE BEDROOM COTTAGE TUCKED AWAY BEHIND THE HIGH STREET IN
BOROUGHBRIDGE

OPEN PLAN KITCHEN LOUNGE AREA WITH BUILT IN APPLIANCES

DOUBLE BEDROOM AND SHOWER ROOM TO THE FIRST FLOOR


OUTSIDE SEATING AREA WITH OFF STREET PARKING

PETS CONSIDERED

AVAILABLE NOW EPC C COUNCIL TAX BAND A

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	