



**7 St. Helena  
Boroughbridge York, YO51 9AG**

**£795 Per month**

A WELL PRESENTED TOWN CENTRE TERRACED HOUSE WITH TWO DOUBLE BEDROOMS  
WITHIN STRIDING DISTANCE OF BOROUGHBRIDGE HIGH STREET  
GROUND FLOOR SITTING ROOM, KITCHEN & BATHROOM  
CAN BE LET FURNISHED, REAR COURTYARD ,  
AVAILABLE NOW, EPC C COUNCIL TAX BAND B

## 7 St. Helena, Boroughbridge York, YO51 9AG

### Description

A well presented Mid Terraced property, located close to Boroughbridge town centre.

The accommodation briefly comprises, sitting room, kitchen, two double bedrooms and bathroom.

Externally there is a courtyard to the rear and on street parking to the front.

### Directions

The thriving town of Boroughbridge lies within striking distance of York, Harrogate and Ripon as well as the Yorkshire Dales and North Yorkshire Moors national parks.

The town boasts amenities including a range of independent high street shops, restaurants, pubs, bank, leisure facilities, primary and secondary schools.

Excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk,







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		70	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	