



HOLME LEA

MAIN STREET, HELPERBY, YORK YO61 2PS

A TWO BEDROOM PERIOD MID TERRACED HOUSE HAVING WELL PRESENTED ACCOMMODATION WITH UPVC WINDOWS AND PROGRAMMABLE ELECTRIC RADIATORS BEING SITUATED IN THIS POPULAR VILLAGE BETWEEN BOROUGHBIDGE AND EASINGWOLD.

RENT: £725 pcm EPC - TBC

TO LET ON AN ASSURED SHORTHOLD TENANCY



LOCATION

The property is situated in the popular village of Helperby approximately midway between Boroughbridge and Easingwold.

The village offers a good range of facilities including a primary school, church, village hall, shop, two public houses with further facilities being available in Boroughbridge and Easingwold.

DESCRIPTION

A Two Bedroom Period Mid Terraced House having well-presented accommodation with UPVC windows, programmable electric radiators being situated in this popular village between Boroughbridge and Easingwold.

ACCOMMODATION

LIVING ROOM

13' 8" x 13' 2" (4.17m x 4.01m)

Marble fireplace with carved pine surround. Open working fire. Programmable electric radiator.

KITCHEN/DINER

18' 5 max" x 12' 1" max (5.61m x 3.68m)

With range of base and wall units incorporating a stainless steel sink unit, Hotpoint cooker with ceramic hob and extractor hood. Programmable electric radiator. Cupboard under stairs. Double built in cupboard.

FIRST FLOOR

FRONT BEDROOM

13' 2" x 11' 11" (4.01m x 3.63m)

Programmable electric radiator.

REAR BEDROOM

8' 3" x 8' 0" (2.51m x 2.44m)

Programmable electric radiator

LANDING

With built in cupboard and hatch to loft.

BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m)

With white suite comprising bath with shower over and shower screen. Pedestal wash hand basin. Low level WC. Electric shaver point. Radiator/towel rail.

OUTSIDE

Paved courtyard garden with small flower bed. Two stores.

ADDITIONAL INFORMATION

TERMS OF TENANCY

The property is available To Let on an Assured Shorthold Tenancy, unfurnished, for a period of six/twelve months at a rent of **£725 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 Electricity, Water, Sewerage Charges and Council Tax.

VIEWING

Strictly by appointment with the sole Letting Agent, Lister Haigh on 01423 860322.

DIRECTIONS

When travelling from Boroughbridge, proceed down the High Street into Fishergate, turning right at the junction into Bridge Street. Proceed over the river bridge, turning right at the roundabout, following the signs towards Helperby and Easingwold. Continue on this road taking the first turn right. Continue on this road through Milby following the signs into the Village of Helperby. In Helperby, turn right at the 'T' junction and follow this road round onto the main village street. Proceed down the main street and the property is approximately 3/4 of the way down on the right hand side lying between the properties known as 'The Cottage' and 'Rose Cottage' and identifiable by the Lister Haigh 'To Let' board.



SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

John Haigh (Knaresborough Office) on **01423 860322**

Giles Chaplin (Knaresborough Office) on **01423 860322**

Charlie Cowen (Knaresborough Office) on **01423 860322**

Debbie Matthewman (Knaresborough Office) on **01423 860322**

VALUATIONS

Our team of Chartered Surveyors can carry out formal valuations for a variety of purposes:

- Inheritance Tax
- Tax Planning
- Insurance
- Dispute Resolution

Residential, Agricultural, Commercial, Development



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

“Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
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