



6 St Helena, Boroughbridge, York YO51 9AG

Stephenson's

Estate Agents Chartered Surveyors Auctioneers

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A surprisingly spacious one bedroomed period property in the heart of Boroughbridge

Living Room with Period Range & Open Fire
Cottage Style Kitchen with Quarry Tile Floor
One Generous Double Bedroom
Spacious Bathroom

Loft Ladder Access to Useful Attic Room
Gas Fired Radiator CH & Double Glazing
Outdoor Utility Room + Tool/Bike Store
Walled Courtyard to Rear

Guide Price : £149,950

No Onward Chain



An exciting opportunity to acquire a characterful and surprisingly spacious one bedroomed period property located within walking distance of a host of local amenities.

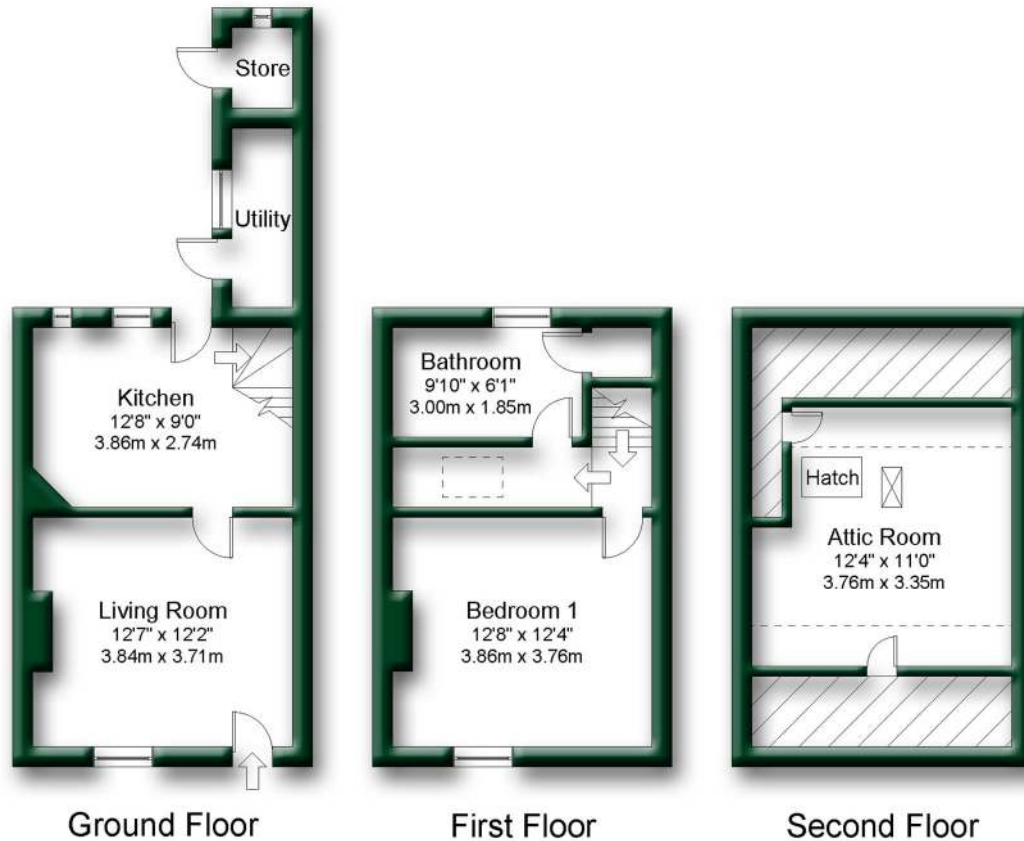
The living room features wall lights and an impressive period range complete with open fire and bread ovens. A stripped pine door opens into a cottage style kitchen appointed to provide timber worktops complemented by a period style sink, plate rack, wine rack, integrated electric oven and gas hob with stainless steel filter hood over, freestanding appliance space and a quarry tiled floor.

The 1st floor landing features stripped pine doors leading off to a generous double bedroom and a spacious tastefully appointed bathroom. Also off the landing is a pull-down timber loft ladder providing access to a useful centrally heated attic room (12'4" x 11'0" max) with double glazed skylight. Other internal features of note include gas fired radiator central heating and double glazing.

To the rear of the property is a walled courtyard with gated pedestrian access out onto a service lane. The courtyard also features a useful tool/bike store (3'6" x 3'6") and a utility room (8'9" x 2'9") with power, light and plumbing provision for a washing machine.







Gross internal floor area excluding Attic Room (approx.): 50.7 sq m (546 sq ft) Not to Scale. Copyright © Apex Plans.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
85-100	A		
69-84	B		
55-68	C		
45-54	D	58	63
35-44	E		
25-34	F		
15-24	G		
Not energy efficient - higher running costs			
England & Wales <small>Directive 2002/91/EC</small>			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

A COMPLETE COPY OF THE ENERGY PERFORMANCE CERTIFICATE IS AVAILABLE ON REQUEST

Directions :: Leaving Boroughbridge's High Street via New Row, take the 1st right into St Helena where the property can be found on the right hand side.

Council Tax Band :: A :: Harrogate Borough Council

Viewing Arrangements :: By appointment through Stephensons in Boroughbridge on **01423 324324** or via e-mail to **boroughbridge@stephensons4property.co.uk**



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