

# Naburn York YO19 4PR

**Rent:** £975 PCM  
**Deposit:** £1,125  
**Furnishing:** Unfurnished  
**Council Tax Band:** D  
Available immediately



- Detached bungalow
- Second bedroom
- Lounge with electric fire
- External shed
- Council tax band D

- Double bedroom with wardrobes
- Kitchen/ Diner
- Ample off road parking
- Quiet village location
- Available immediately



A SMART DETACHED BUNGLAOW SITUATED WITHIN THE POPULAR AND SOUGHT AFTER VILLAGE OF NABURN.

The property is located at the end of a shared driveway, set back from the roadside providing safe and comfortable living.

The bungalow has been recently decorated and is entered via a small conservatory. This leads to both the spacious sitting room with new electric fire & kitchen/ diner suite. Down the hall is the master bedroom with integral wardrobes, second bedroom and modern shower room with walk in shower. Externally there is ample parking to the front of the house. There is also a good sized wooden shed and small outhouse housing the boiler. Gas is provided by LPG.

No Pets, No Smokers. Available immediately

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>70</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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