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## 3 Nelson Street , York, YO31 8NJ

A stunning two bedroom terrace property, fully furnished throughout to a high-standard and close proximity to the city-centre, hospital and Nestle.

**£1,350 Per Month**

# 3 Nelson Street

, York, YO31 8NJ



- Two Bedroom Mid-Terrace
- Fully Furnished Throughout
- Beautiful Modern Decor
- Open-Plan Kitchen Diner
- Spacious Living Accomodation
- Yard Space with Outdoor Storage

## Property Description

## Utilities and Costs

## Holding Deposit

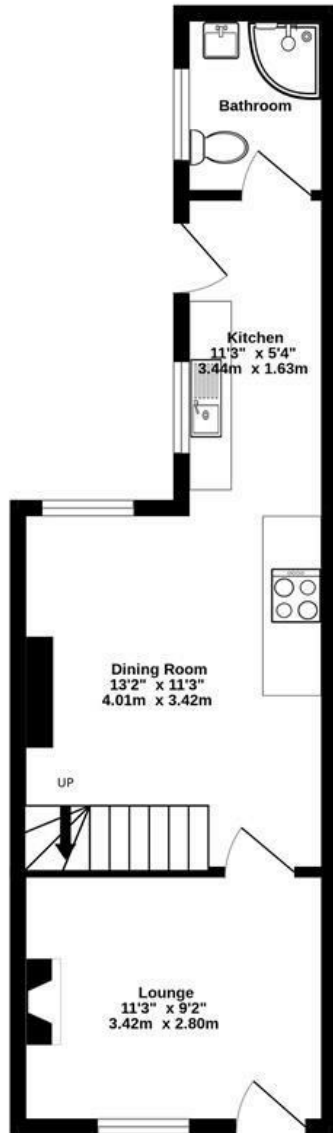


## Directions

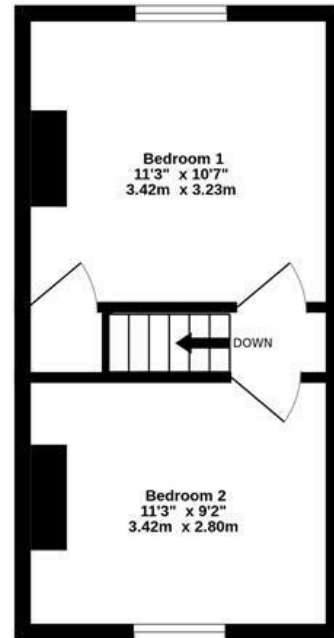


# Floor Plan

**GROUND FLOOR**  
338 sq.ft. (31.4 sq.m.) approx.



**1ST FLOOR**  
241 sq.ft. (22.4 sq.m.) approx.



**TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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	