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E S T A T E   A G E N T S



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## Room 1 2 Abbotsford Road , York, YO10 3EE

Double room available within a four bedroom semi-detached house, perfect for individual sharers! Available now with gas, water, electric and broadband included (subject to cap), this property is situated off Lawrence Street and is within walking distance to local amenities as well as the city centre and university.

**£700 Per Month**

# Room 1 2 Abbotsford Road , York, YO10 3EE



- House of Multiple Occupation
- Communal Bathroom, Kitchen and Garden Spaces
- Perfect for Individual Sharers
- Off-Street Parking
- Bills Included
- Available Now

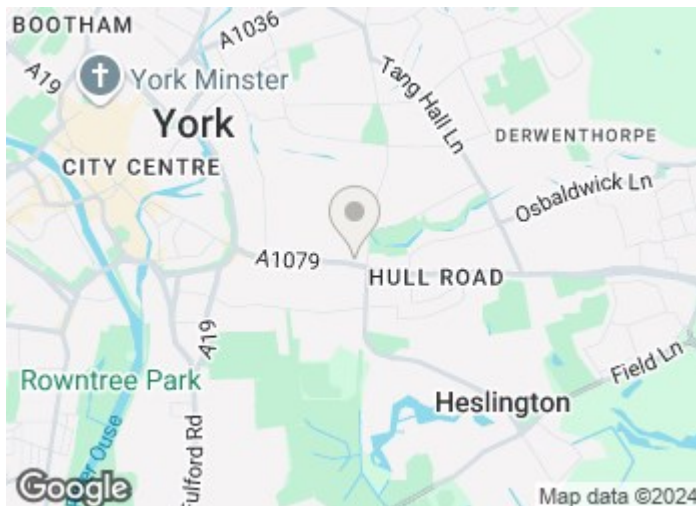
## Property Description

### Bedroom 1 - £700 PCM

13'5" x 12'4" (4.10m x 3.76m)

### Costs & Utilities

### Holding Deposit

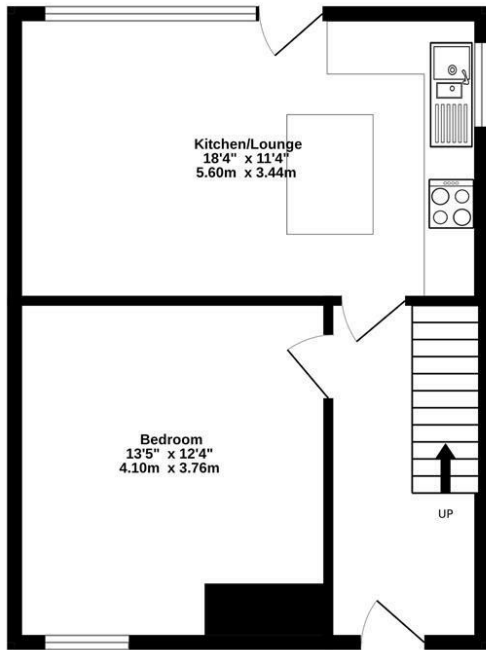


## Directions

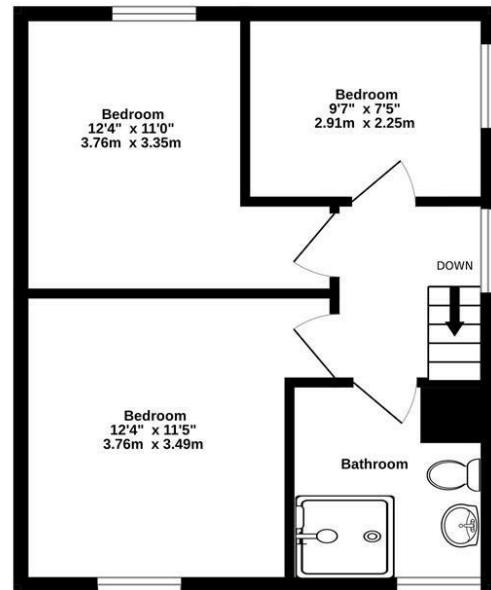


# Floor Plan

**GROUND FLOOR**  
445 sq.ft. (41.3 sq.m.) approx.



**1ST FLOOR**  
407 sq.ft. (37.8 sq.m.) approx.



**TOTAL FLOOR AREA : 852 sq.ft. (79.1 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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3 High Petergate, York, YO1 7EN  
Tel: 01904 653564 Email: [naish@naishproperty.co.uk](mailto:naish@naishproperty.co.uk) [www.naishproperty.co.uk](http://www.naishproperty.co.uk)

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>72</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	