



## 73 Ratcliffe Street, York, YO30 6EN

Fully Furnished | Two Bedroom Mid-Terrace | York City Centre | Decor | Parking With No Permit

- Mid-Terrace
- Gas Central Heating
- Council Tax Band B
- Two Bedrooms
- Freehold
- Fully Furnished
- Street Parking - No Permit Required
- EPC D
- City Centre Location

**£1,200 Per Month**

Jigsaw Letting are pleased to welcome to the market this charming mid-terrace house, nestled in the heart of York on Ratcliffe Street, offering a delightful blend of character and modern living. Built in 1900, the property spans an inviting 753 square feet and is fully furnished, making it an ideal choice for those seeking a comfortable and stylish home.

The house features a well-proportioned reception room, perfect for entertaining guests or enjoying a quiet evening in. With two spacious bedrooms, there is ample room for relaxation and rest, catering to both individuals and small families alike. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its prime city centre location, providing residents with easy access to a wealth of local amenities, including shops, restaurants, and cultural attractions that York is renowned for. Additionally, the property benefits from parking without the need for a permit, a rare find in such a central area, making it convenient for those with vehicles.

This terraced house is not just a home; it is a lifestyle choice, offering the perfect balance of historic charm and modern convenience.

### **COUNCIL TAX BAND**

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

### **HOW DO I APPLY FOR A PROPERTY?**

To avoid disappointment please contact the office to request an application form for the property you wish to apply for following your viewing.

### **LETTINGS FEES UPON APPLICATION**

Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month's rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk) or call for more details

### **LETTINGS VIEWINGS**

Strictly by appointment with the sole agents. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

### **OPENING HOURS LETTING TEAM**

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

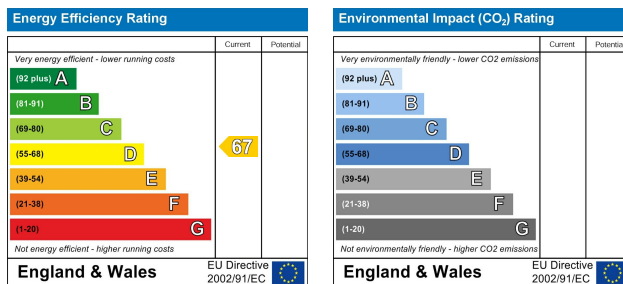
### **TO LET PROPERTY DETAILS**

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.









  
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