



46 Scott Street  
York, YO23 1NS  
£1,750 Per Month

 3  1  2  D



\*Available Middle of June\*

This immaculate three bedroom furnished terraced house is located in the sought after location just off Bishopthorpe Road, within close proximity of the train station, city centre and all local amenities.

The property comprises an entrance hallway which leads to a beautifully presented lounge and dining area and opens up to the galley kitchen with white goods including Washing Machine, separate Fridge & Freezer, Oven/hob and Dishwasher and overlooks the courtyard at the rear.

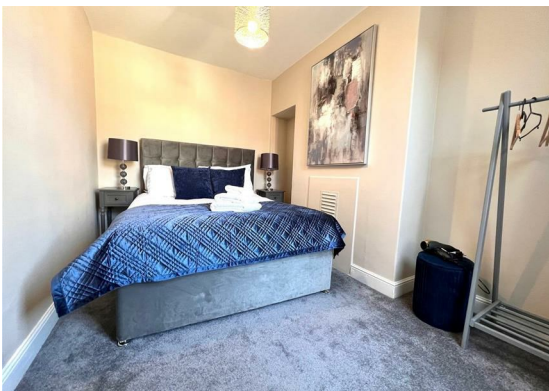
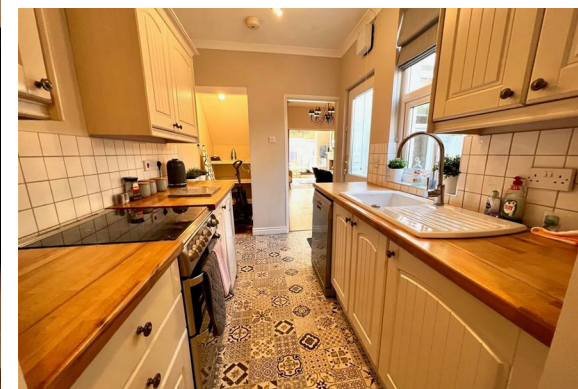
Back in the hallway as you proceed up the stairs are two very welcoming double bedrooms and a highly modern bathroom with bath and shower. Lastly as you proceed up the second flight of stairs is the loft which can provide ample space for a third bedroom or study if needs be.

No smokers and the property cannot be let to more to more than two unrelated individuals so would suit a family. To be let on a fully furnished basis.

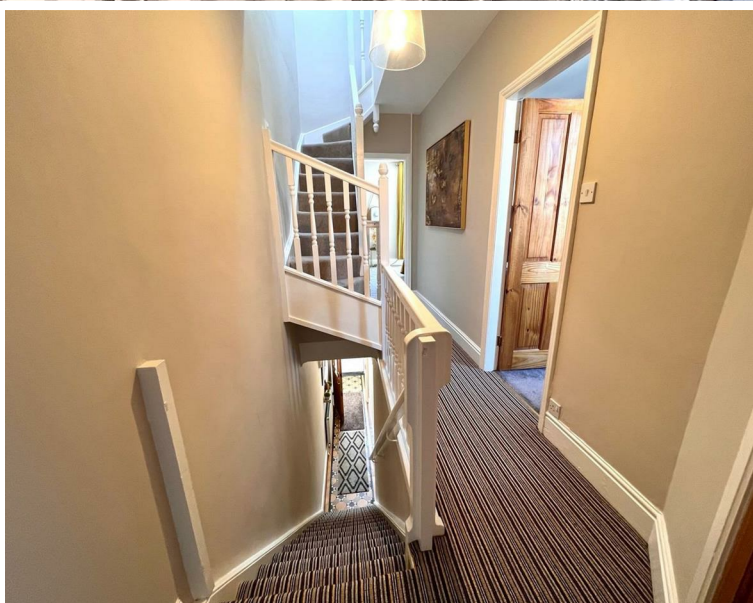
Pets are considered.

Council Tax Band: C

EPC: D

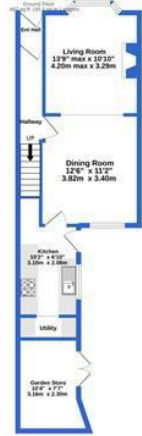




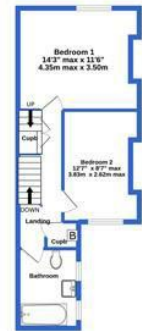




# FLOOR PLAN



001 1/21/22



001 1/21/22

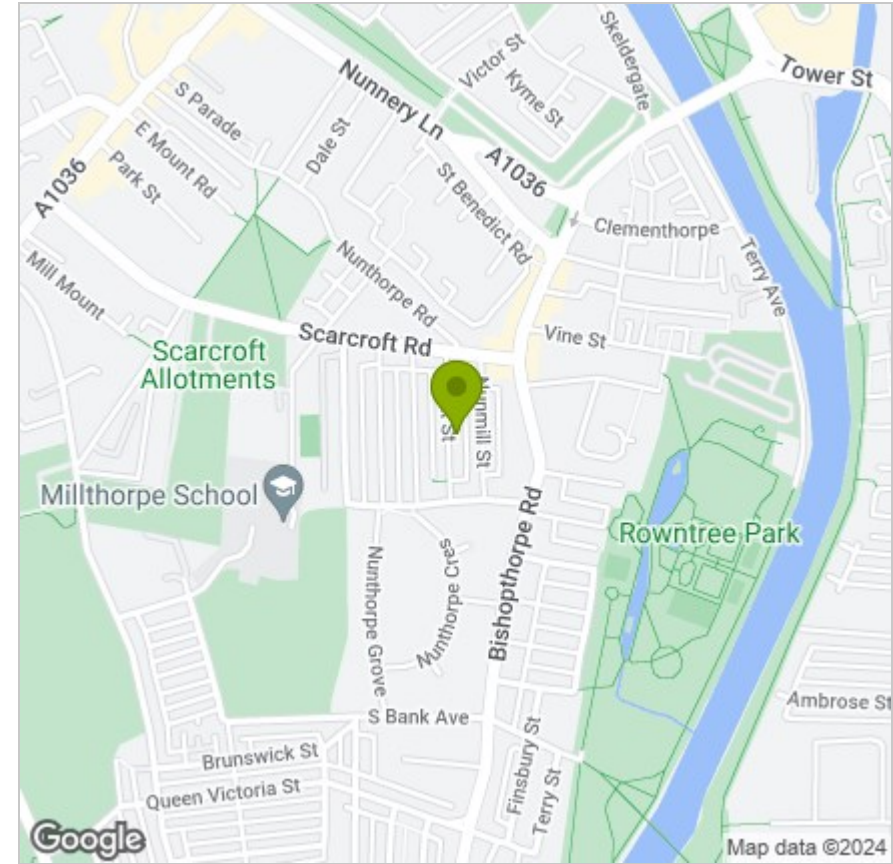


TOTAL FLOOR AREA: 1186 sq.ft. (110.2 sq.m.) approx.

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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# LOCATION



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	

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