







11 Stirling Grove
York, YO10 4HT
£1,300 PCM

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Located in a popular area of York just off Fulford Road, with easy access to the A64 and York City centre, this 3 bedroom semi detached property comprises of a living area, separate dining room, and kitchen.

With a downstairs W/C, separate utility space and integral garage, this property offers storage and living accommodation that is suitable for families, young couples or professional sharers. The rear of the property benefits from a large garden. Upstairs, the living accommodation comprises of two double bedrooms with integral storage, a single bedroom to the rear and a family bathroom with bath and sink unit.

Additional storage is available in the loft, which is fully boarded with power.

Sorry no pets or smokers

EPC Rating D

Council Tax C

Lounge

11'4" x 10'6" (3.462 x 3.218)

Dining Room

12'5" x 9'3" (3.797 x 2.824)

Kitchen

6'7" x 8'6" (2.009 x 2.597)

Bedroom 1

6'11" x 8'11" (2.120 x 2.732)

Bedroom 2

9'3" x 12'5" (2.827 x 3.790)

Bedroom 3

9'10" x 11'4" (3.012 x 3.475)

Bathroom

7'8" x 5'5" (2.356 x 1.674)

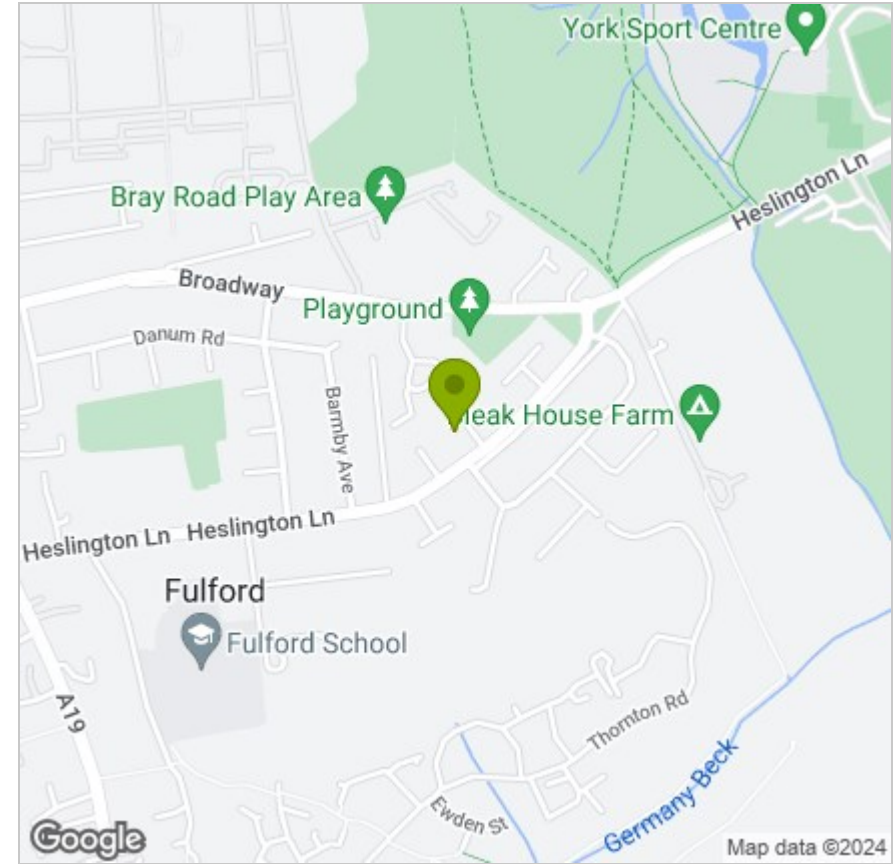




FLOOR PLAN



LOCATION



EPC

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

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