



9 Haughton Road Burton Stone Lane
York, YO30 6ER
£1,050

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This fabulous two bedroom, mid-terrace house is situated perfectly within this highly sought after location, just a short walk from York City Centre and York Hospital!

With many transport links available, the property comprises an entrance hall leading you to a spacious open-plan living room and kitchen with integrated oven and hob.

As you proceed upstairs, you are greeted by two double bedrooms, including built in storage.

Separating the bedrooms is a good-sized bathroom with three piece suite.

To the rear of the property, you are met with a well presented, private garden and courtyard.

The property also features a detached garage and allocated off-street parking.

Pets considered.

This property will be let on an unfurnished basis.

Council Tax Band - B

Available 20th July 2024!

Entrance Vestibule

Lounge

12'10" x 10'5" (3.93 x 3.20)

Kitchen

10'11" x 10'5" (3.35 x 3.20)

First Floor Landing

Bedroom 1

8'7" x 10'4" (2.64 x 3.17)

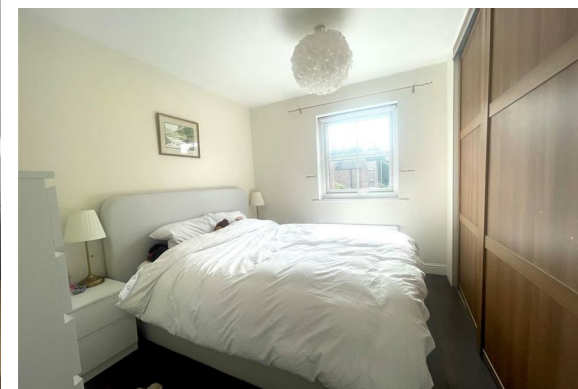
Bedroom 2

10'6" x 8'4" (3.22 x 2.56)

Bathroom

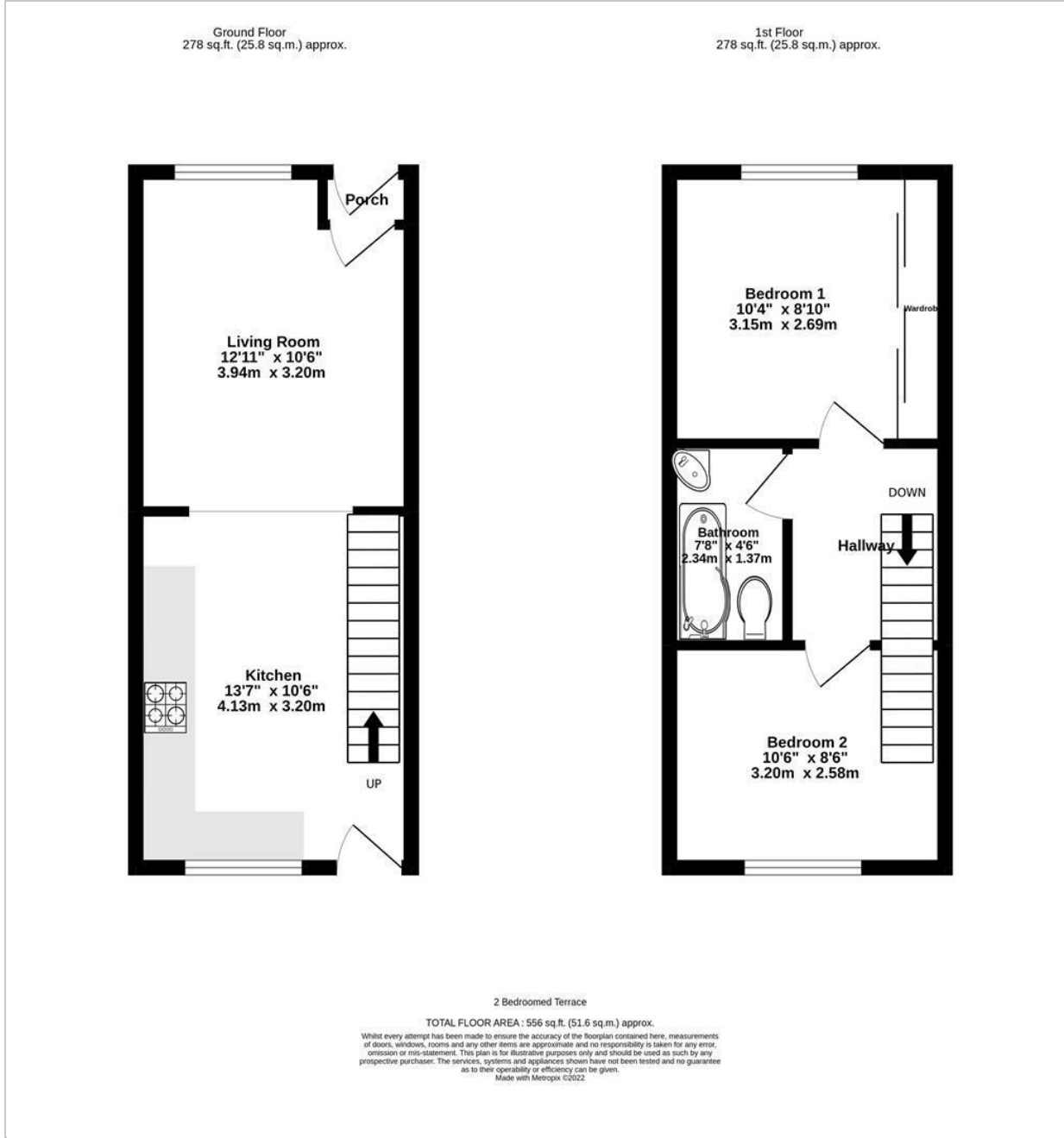
7'6" x 4'5" (2.31 x 1.37)

Outside

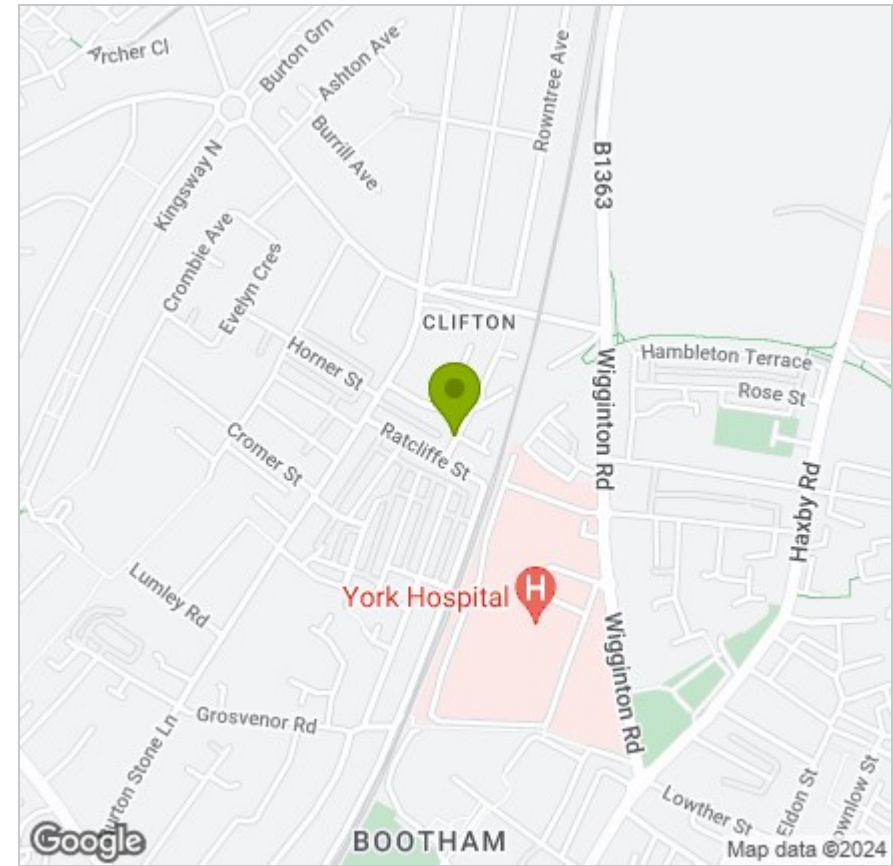




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		73	
(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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