



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

2 1 1 C

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)

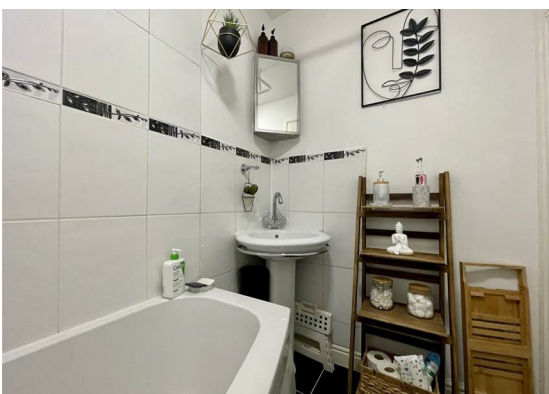
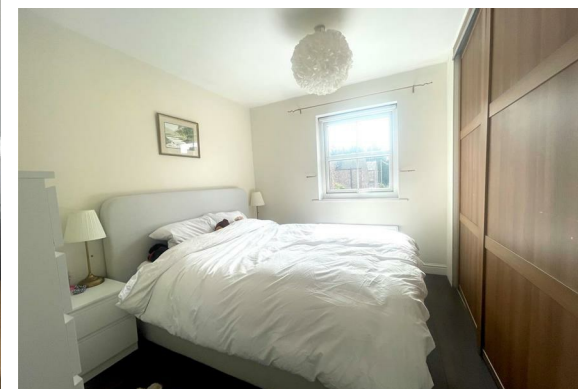
### Bedroom 2

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

### Bathroom

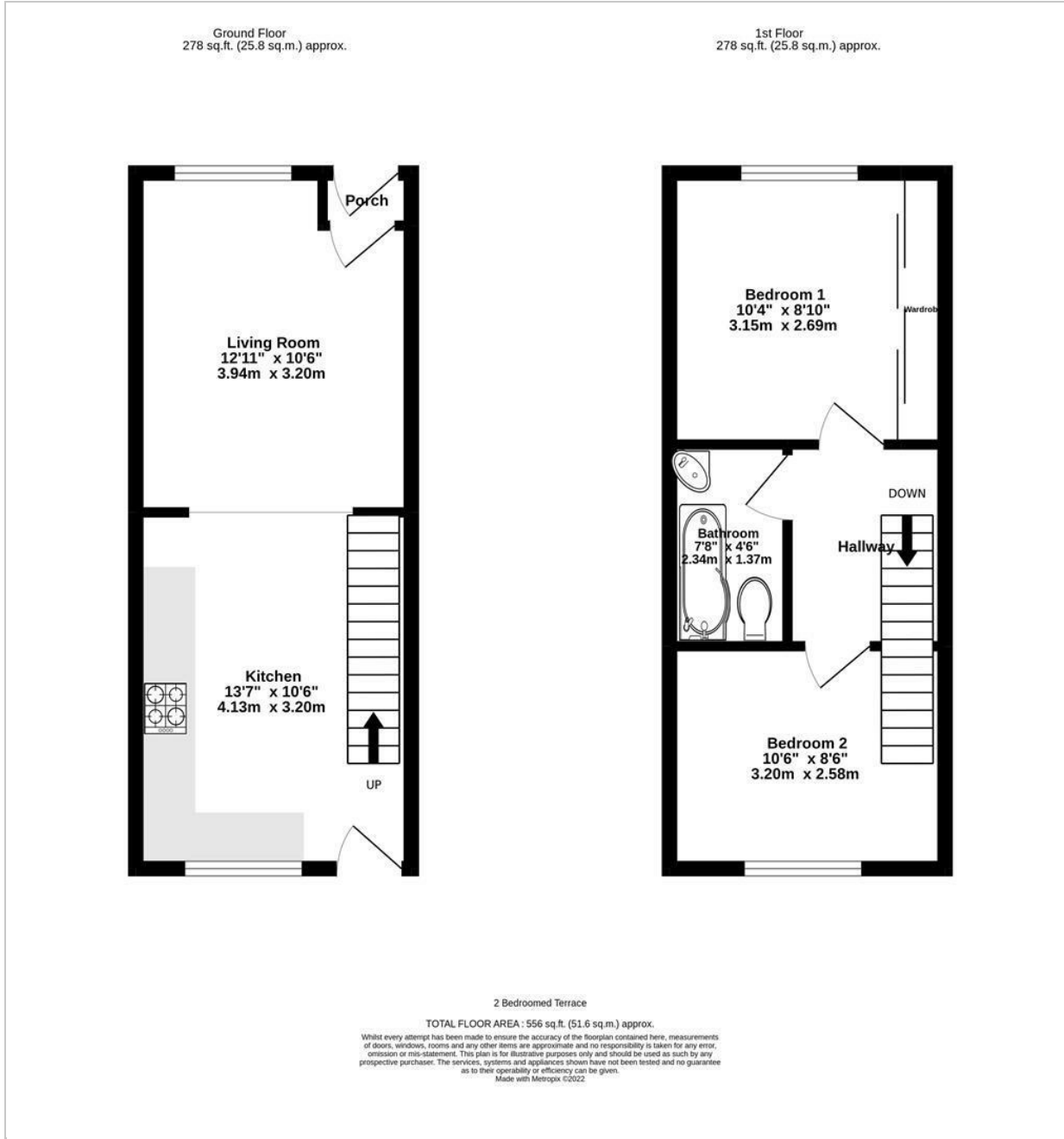
7'6" x 4'5" (2.31 x 1.37)

### Outside

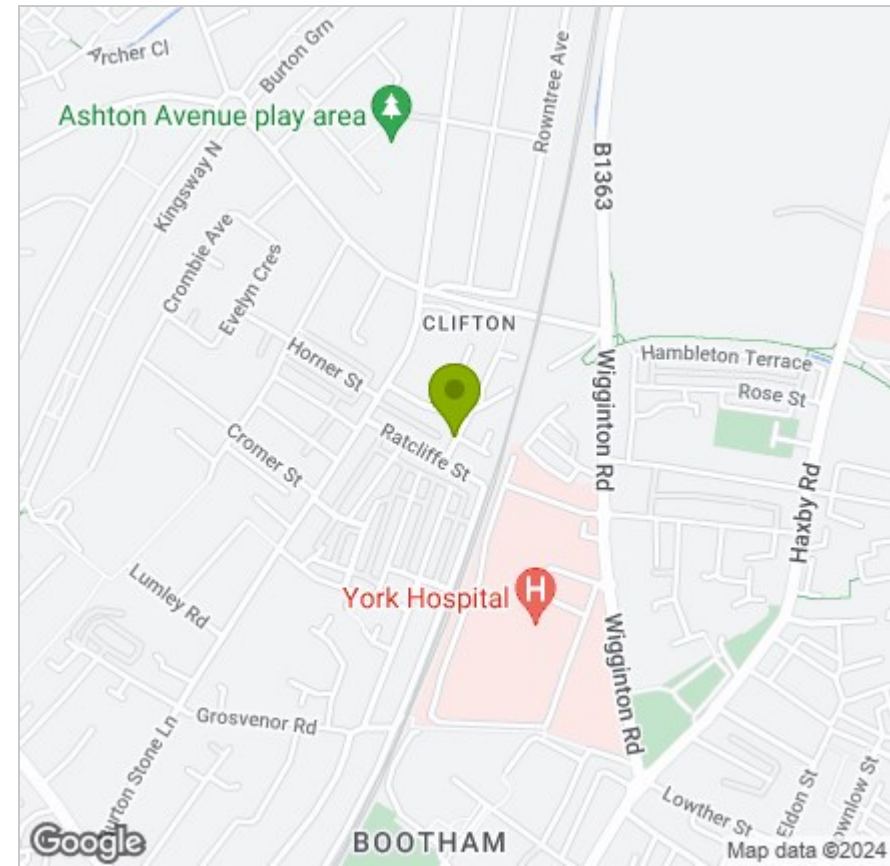




# FLOOR PLAN



# LOCATION



## EPC

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

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