

Available Now!

LOVELY 4 BEDROOM PERIOD HOUSE WITHIN 5 MINUTES WALK OF YORK MINSTER.

This beautiful property located in the heart of the city has become available for rent and is not to be missed. You enter into the hallway where you will find a cosy lounge with bay window on your right hand side, as you proceed up the hallway you come to a spacious dining area which leads on to a modern kitchen.

As you continue up the stairs you will find two large double bedrooms and a three piece bathroom suite. Finally on the second floor you will find two further double bedrooms. The property also benefits from a small rear yard.

The property would suit a family, a professional couple or two sharers who perhaps work from home.

Property is to be let on an unfurnished basis.

A viewing is highly recommended.

Council Tax Band D EPC Rating C



















FLOOR PLAN LOCATION Wigginton Rd BOOTHAM Ground Floor 486 sq.ft. (45.1 sq.m.) approx. 1st Floor 389 sq.ft. (36.1 sq.m.) approx. 2nd Floor 303 sq.ft. (28.2 sq.m.) approx. York St John Foss Fairy Trail University Bedroom 15'5" x 9'10" 4.70m x 3.00m National Trust -Bedroom 15'5" x 9'10" 4.70m x 3.00m Treasurer's House, York York Minster Yembury York Barley Hall CITY CENTRE Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 1178 sq.ft. (109.5 sq.m.) approx. nilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, missisten or mis-statement. This plan is for illustrative purposes only and should be used as such by any specifive purchases. The services, systems and appliances shown have not been tested and no guarante (69-80) 67 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

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