







11a School Lane
York, YO10 4LU
£1,600 PCM

 4  2  2  C

Available NOW!

This spacious 4 bedroomed detached house is situated in this highly sought after location, convenient for local amenities and close to excellent local schools, city centre and easy access to the A64. Available for couples and families only, not licensed for sharers.

The property has the benefit of gas central heating and UPVC double glazing and comprises a bright spacious lounge area with French doors to a conservatory, leading onto the kitchen with fitted units and integrated appliances (Hob, oven, dishwasher and fridge/freezer). Upstairs you are greeted with a large master bedroom, with en-suite shower room and 3 further double bedrooms and family bathroom. The fourth bedroom is being re-decorated prior to anyone moving in

To the side of the property there is a detached double garage.

To the rear of the property is a low maintenance garden.

Sorry NO PETS.

EPC rating C, council tax band E.

Longe

24'9" x 14'3" (7.55 x 4.35)

Kitchen

18'3" x 9'6" (5.58 x 2.92)

Conservatory

9'9" x 8'0" (2.98 x 2.44)

Downstairs WC

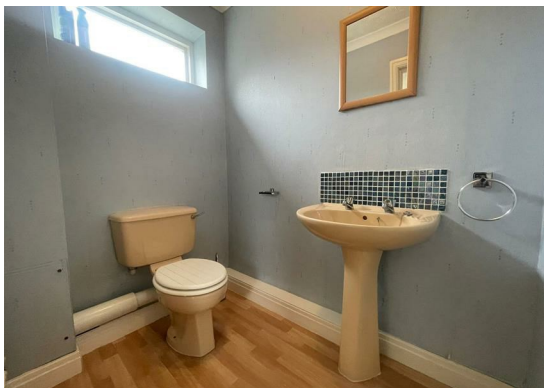
6'1" x 4'6" (1.86 x 1.39)

Bedroom One

14'7" x 14'2" (4.46 x 4.34)

Bedroom Two

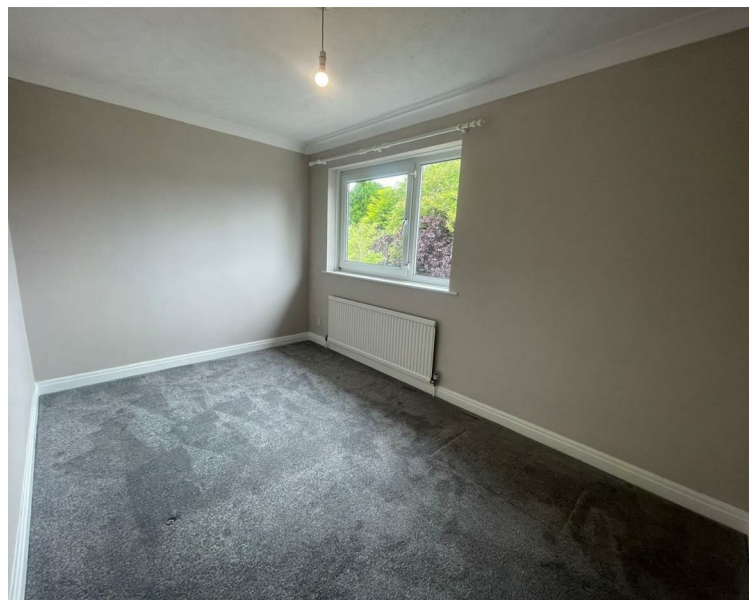
11'7" x 9'8" (3.55 x 2.96)



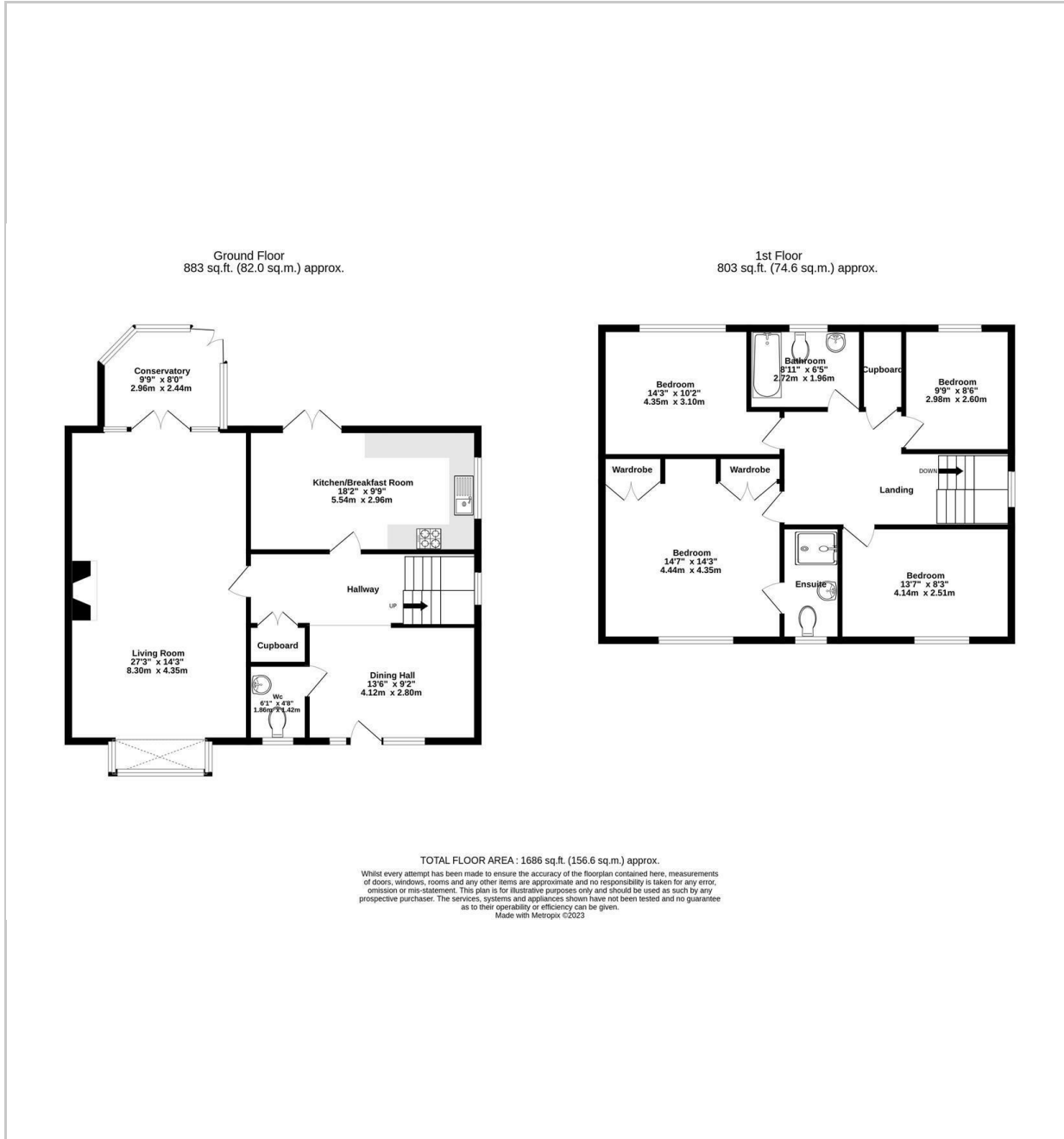


Bedroom Three
13'3" x 8'4" (4.05 x 2.55)

Bedroom Four
9'7" x 8'6" (2.93 x 2.61)



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		72	
(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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