



203A Burton Stone Lane
York, YO30 6DG
£950 PCM

Available end of August!

This lovely one bedroom, first floor flat is set within a popular residential area, convenient for local amenities and within easy access of York City Centre.

As you enter through the private hallway you're guided towards a large double bedroom hosting plenty of natural light and a separate modern bathroom with bath and shower.

Moving through the property you're greeted by a spacious lounge/ dining room and a contemporary kitchen.

This property comes on an unfurnished basis.

On street parking is available.

Council Tax Band A.

Hallway

Lounge

13'8" x 12'2" (4.18m x 3.71m)

Kitchen

9'1" x 9'1" (2.77m x 2.77m)

Bedroom

13'8" x 11'1" (4.18m x 3.39m)

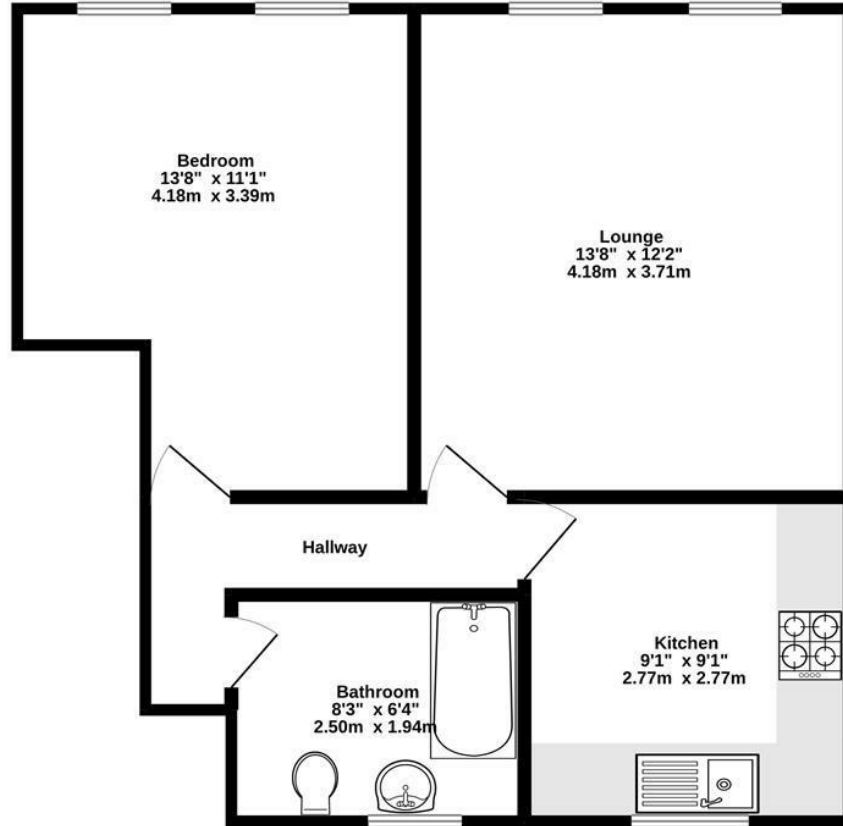
Bathroom

8'2" x 6'4" (2.50m x 1.94)



FLOOR PLAN

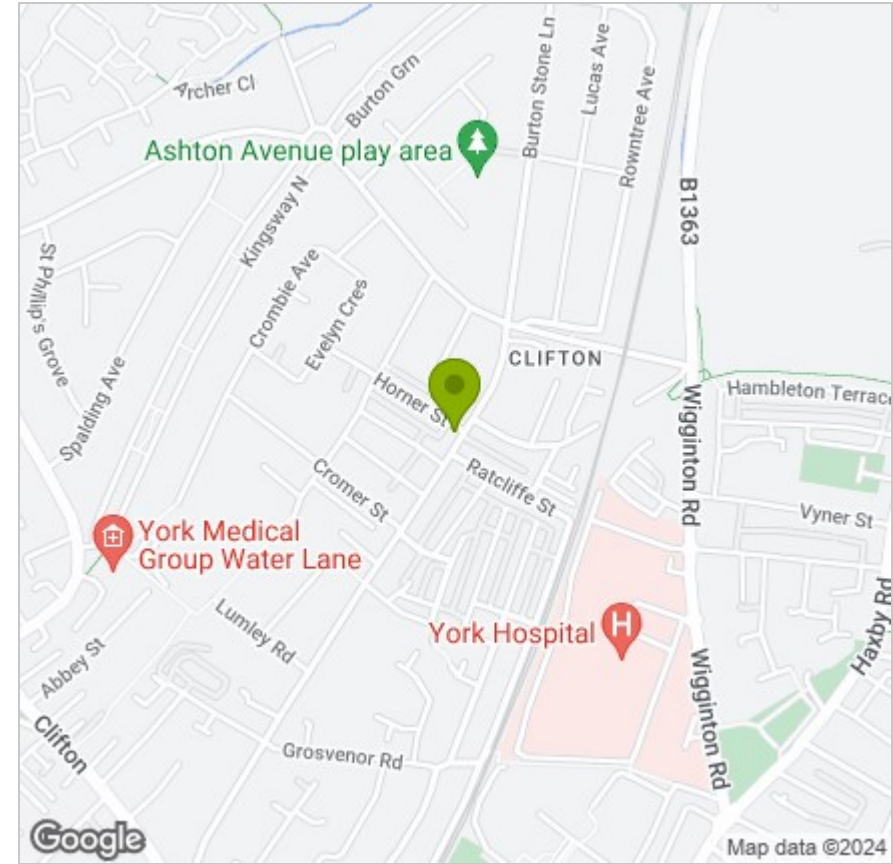
Ground Floor
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		62	67
(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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