

Please note that due to a high level of interest, this property has now been fully booked for viewings.



FULLY FURNISHED AVAILABLE NOW!!!

This stunning two bedroom mid-terrace house is located in the sought after location of Bishophill and within a short walk of the city centre and all the local amenities.

The property comprises an entrance foyer which opens up to the lovely well presented lounge which follows through to kitchen with fridge freezer, washing machine and integrated oven and hob and overlooks the courtyard at the rear.

This leads onto the bathroom with bath and shower and as you proceed up the stairs you are greeted by a large double bedroom and a study/Guest bedroom.

This property would be ideal for a single occupancy or a couple looking to get to know York and the local area.

Sorry no pets and no smokers.

EPC - D



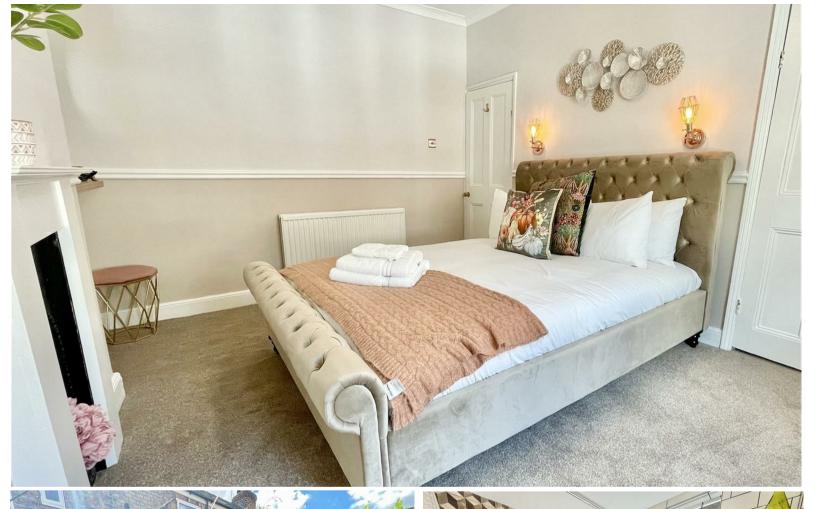
















FLOOR PLAN LOCATION CITY CENTRE Ground Floor 316 sq.ft. (29.3 sq.m.) approx. 1st Floor 259 sq.ft. (24.1 sq.m.) approx. Merchant Adventurers' Hall Tanner Row **₹York (YRK)** JORVIK Viking Centre Micklegate Cupboard CITY CENTRE York Castle Museum WEST Lounge 13'1" x 10'8" Bedroom 1 Tower St 13'0" x 10'8" Clementhorpe Bedroom 2 Kitchen 13'9" x 5'11" Scarcroft Rd 5'9" x 2'11" 1.76m x 0.88m Coogle Map data @2024 **Energy Efficiency Rating** Rathroom 6'6" x 5'9" Potential Very energy efficient - lower running costs **EPC** (92 plus) A 76 (69-80) 57 D (55-68) (39-54) TOTAL FLOOR AREA: 575 sq.ft. (53.4 sq.m.) approx. ery attempt has been made to ensure the accuracy of the floorigan contained here, measurements, windows, rooms and any other teems are approximate and no responsibility is taken for any error, the property of the propert (21-38) G Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.