



57 Kensington Street South Bank  
York, YO23 1JA  
£1,100 PCM

**\*\*AVAILABLE FIRST WEEK OF NOVEMBER\*\***

This well presented two bedroom terraced house located in South Bank and within a short proximity of York city centre, York racecourse and the popular Bishopthorpe Road.

This property benefits from a fabulous entrance lounge which leads onto a bright kitchen with white goods including fridge/freezer, washer/dryer and oven & hob. This leads onto a beautifully tiled 3 piece bathroom and overlooks a spacious courtyard.

As you proceed upstairs you are greeted by two spacious double bedrooms.

The property is to be let on an unfurnished basis. Sorry no pets or smokers.

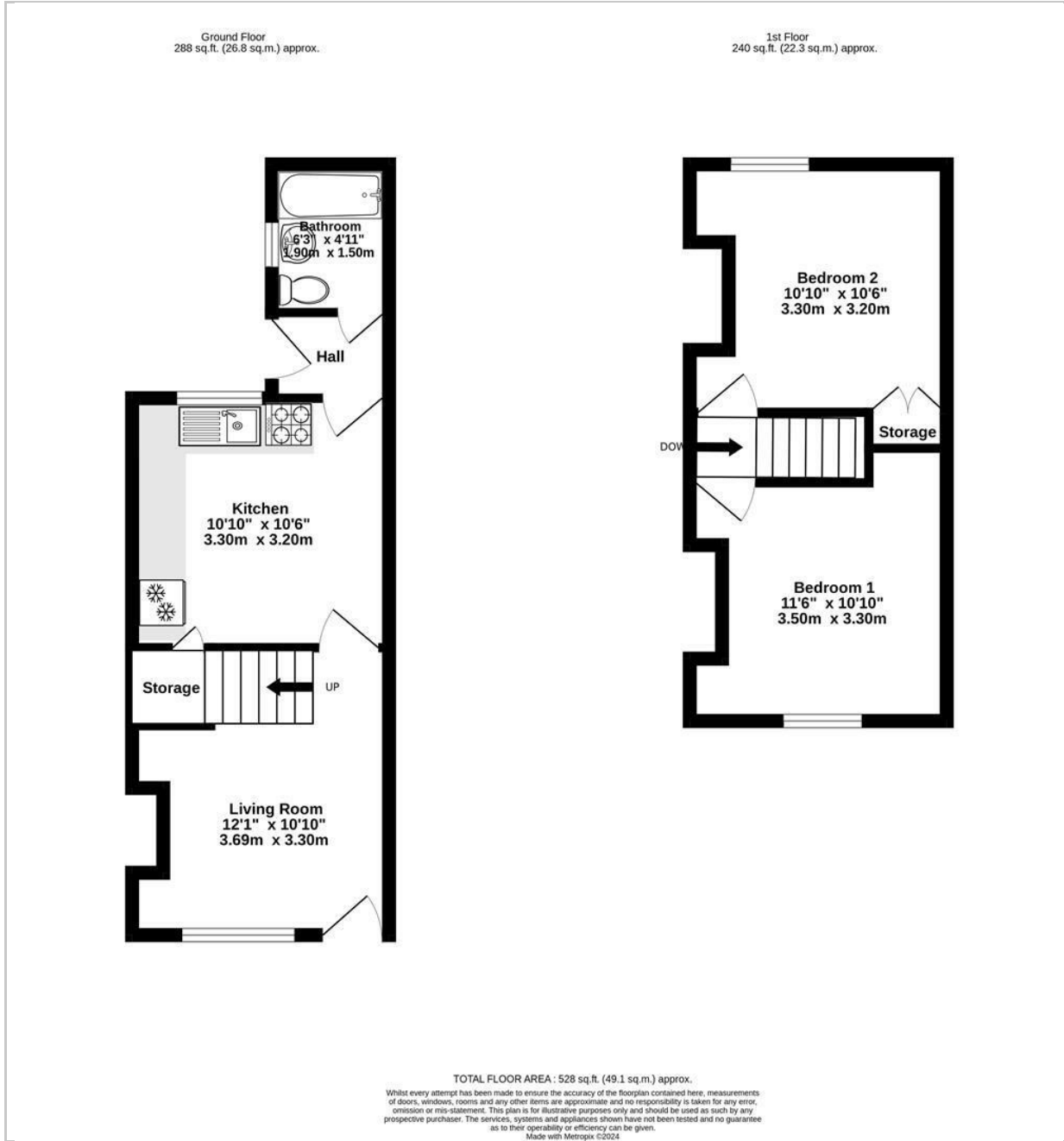
Sorry we don't conduct virtual viewings and will only take applications from tenants who have viewed the property in person.

EPC - C // Council Tax - B

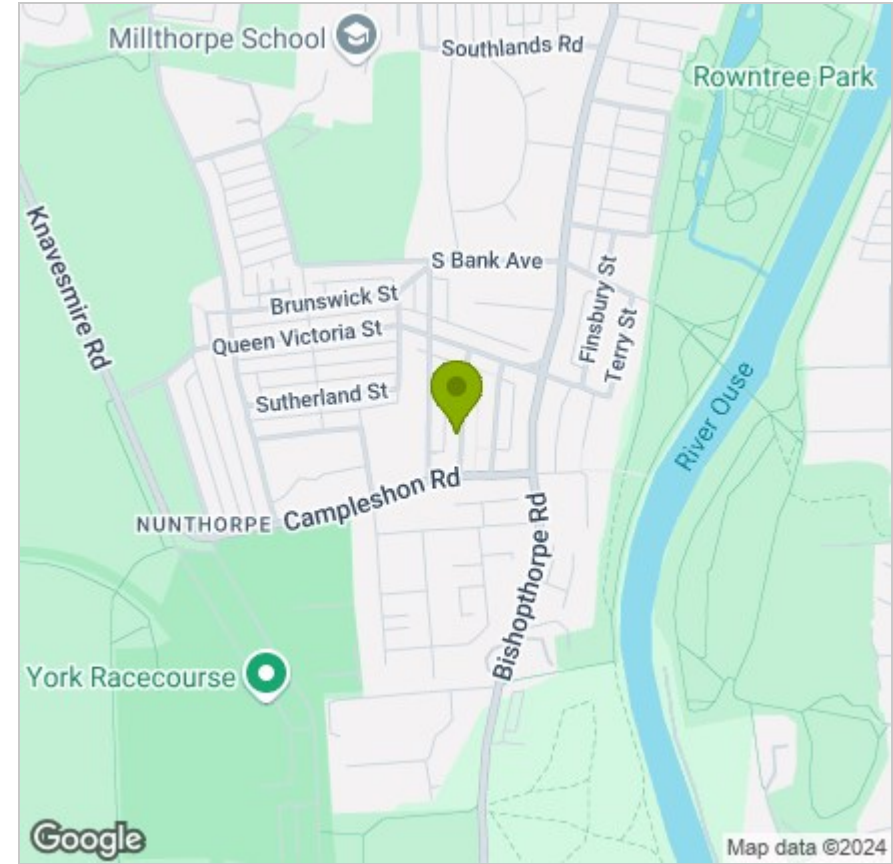




# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.