

## AVAILABLE NOW!

This newly renovated 2 bedroom terrace is located within a highly sought after location, just off Fulford Road, with many transport links to the A64, Designer Outlet and York City Centre.

This unfurnished property comprises an entrance hall welcoming you towards a large reception room with a handy, built in storage cupboard. This leads you towards a spacious kitchen, overlooking the rear garden and a lovely, bright bathroom. Complete with a brand new A rated, condensing boiler!

Upstairs, you will find two large double bedrooms hosting lots of natural light, and plenty of extra storage! Perfect for two sharers, or a small family!

To the rear of the property is a private garden with access to a shed and gardening equipment.

Sorry, no pets. EPC D COUNCIL TAX BAND B













## **FLOOR PLAN LOCATION** A1036 Ground Floor 343 sq.ft. (31.9 sq.m.) approx. 1st Floor 281 sq.ft. (26.1 sq.m.) approx. Bishopthorpe Rd Rowntree Park Bathroom 6'3" x 6'1" Bedroom 13'0" x 10'0" 3.95m x 3.05m Finsbury DOWN Kitchen Fulford Rd Bedroom 2 13'0" x 10'0" 12'2" x 9'6" 3.72m x 2.90m 3.95m x 3.05m York Steiner School Storage Coople Map data @2024 **Energy Efficiency Rating** Lounge/Diner 12'7" x 9'6" 3.84m x 2.90m Very energy efficient - lower running costs **EPC** (92 plus) A (69-80) (55-68) (39-54) (21-38) G TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.

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.

White every attempt has been made to ensure the excusacy of the Borgains extrained inter, measurements of doors, without, promes and import enter them are appropriate and ending oppositing is least for any interpretation or mis-statement. This plan is for illustratine 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.

Not energy efficient - higher running costs

**England & Wales** 

EU Directive

2002/91/EC