



54 Frances Street
York, YO10 4DP
£1,200 Per Month

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.

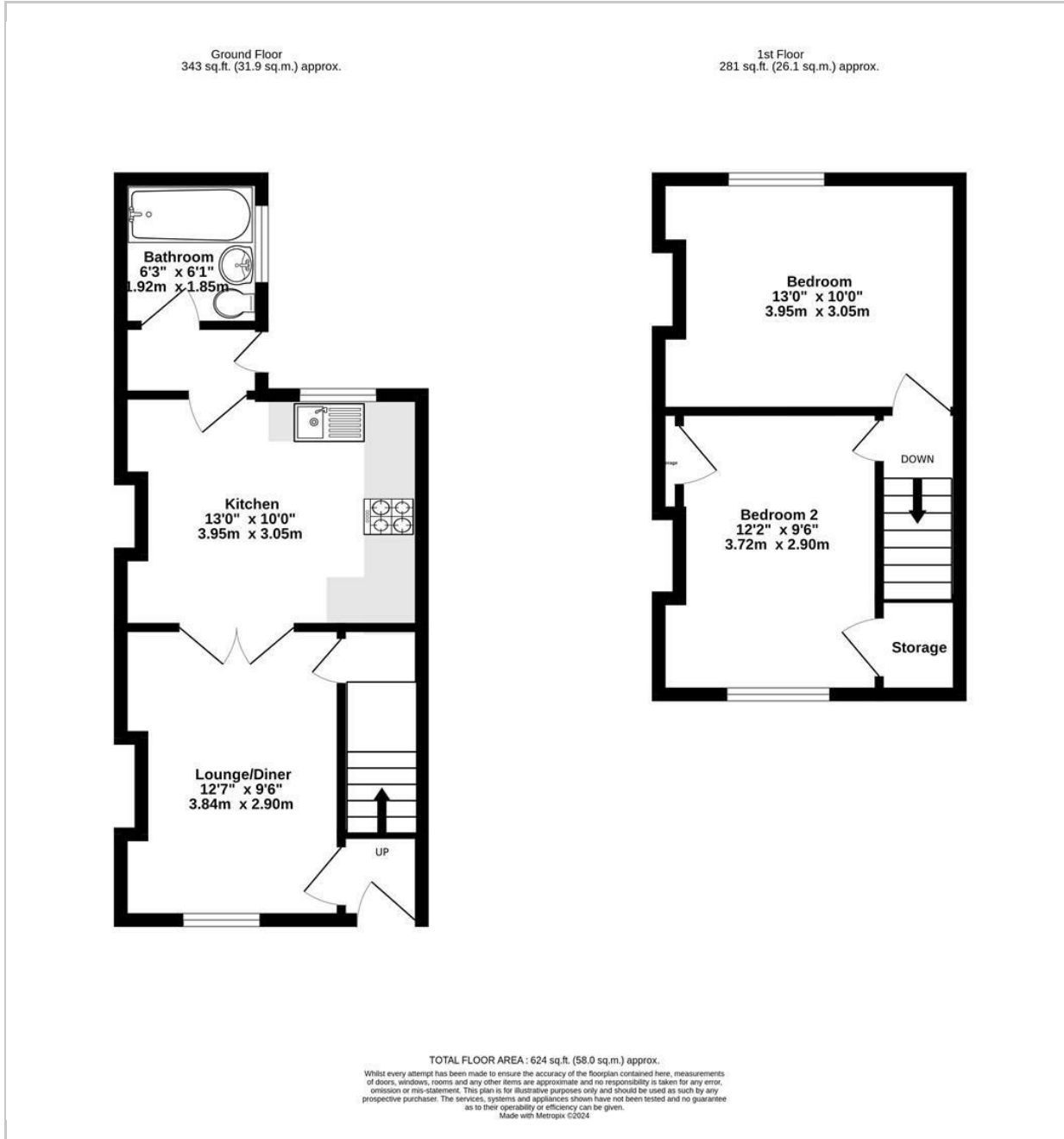
Sorry, no pets.

EPC D

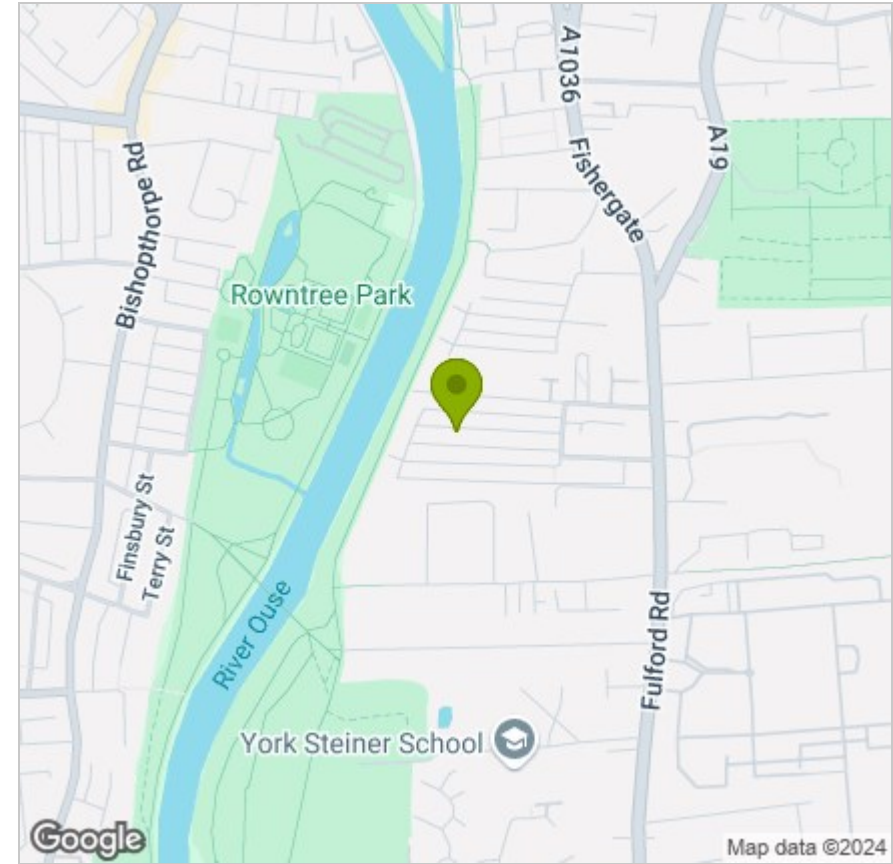
COUNCIL TAX BAND B




FLOOR PLAN



LOCATION



EPC

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