



90 Stamford Street West
York, YO26 4UY
£1,250 Per Month

 2  1  1  E

Refurbished two bedroom terraced house located close to York City Centre and local amenities. The property comprises a stylish large open-plan lounge and dining space with laminated flooring, which is conducive to modern life styles and living. This leads to the modernised galley kitchen with white goods including new washing machine, integrated oven, hob and cooker hood. The kitchen overlooks the well presented rear courtyard space accessed through the double French doors that channel lots of natural light into the living area. This leads onto the lovely bright bathroom with heated towel rail and walk-in shower.

As you proceed up the stairs there are two large redecorated double bedrooms, window blinds are included. The property has been decorated to a high standard and is to be let on an unfurnished basis. Sorry no pets or smokers. Council Tax Band 'A'. EPC Rating E. Available early November.

Key Features:

- Fabulous 2 bedroom mid terrace house
- Newly Refurbished
- Fresh finish, easy to maintain
- 15 minutes walk to City Centre
- Spacious and modern throughout
- Space for Fridge Freezer
- Front On Street Parking
- Security spot lights
- Council Tax band A
- Unfurnished

Lounge

22'4" x 10'3" (6.83m x 3.14m)

Kitchen

13'0" x 5'9" (3.978m x 1.76m)

Bathroom

8'11" x 5'9" (2.73m x 1.76m)

Stairs leading to;

Bedroom 1

12'4" x 11'8" (3.76m x 3.56m)

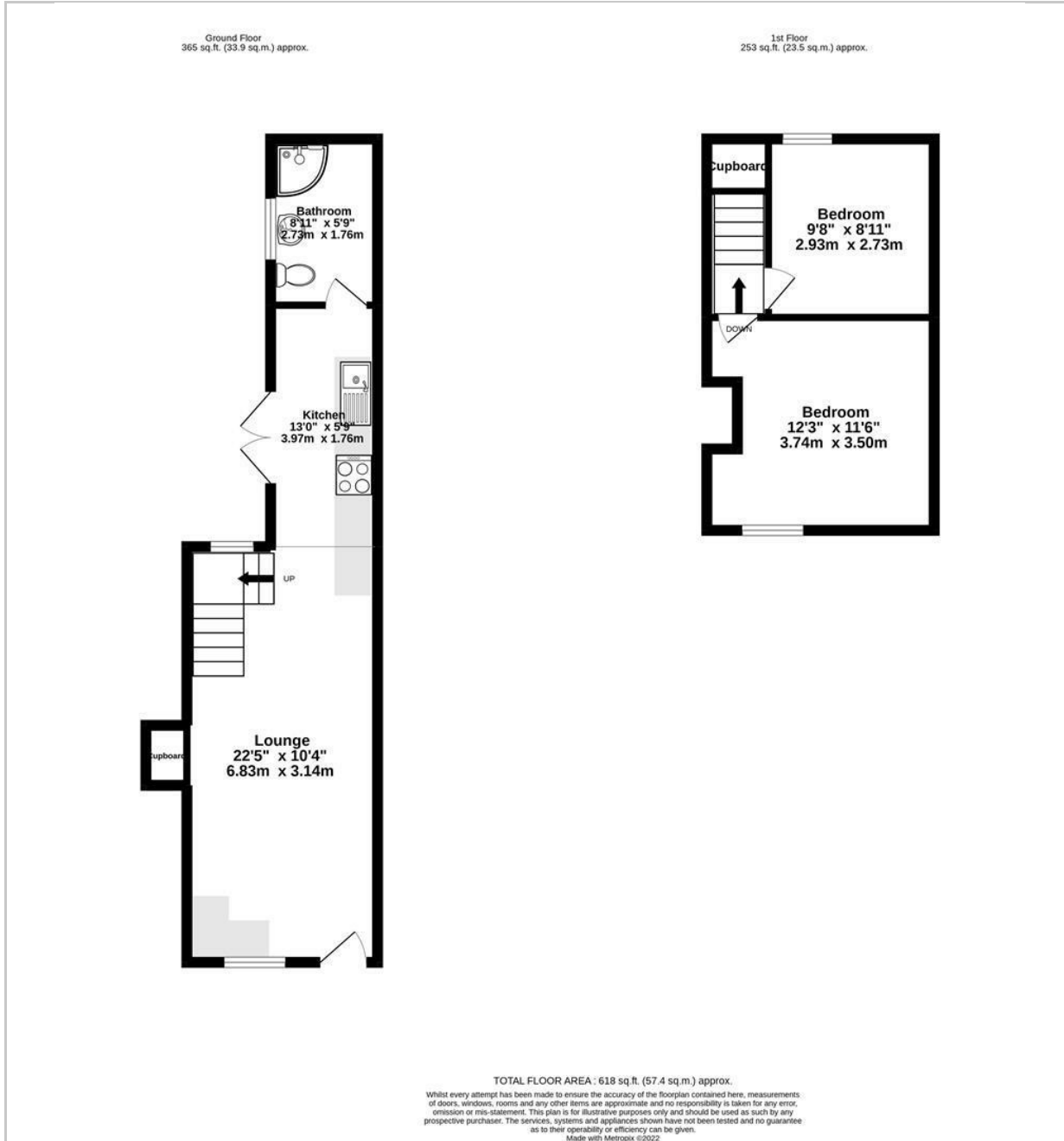
Bedroom 2



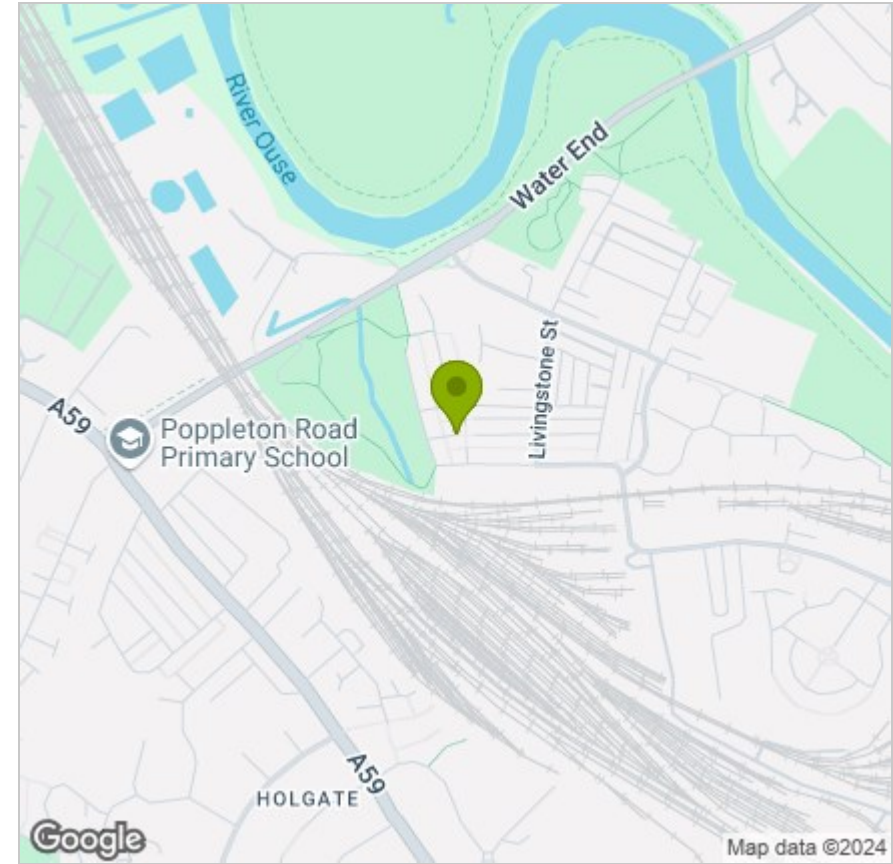
9'7" x 8'11" (2.93m x 2.73m)



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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