

Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

45 Grosvenor Terrace
York, YO30 7AG
£1,700 PCM



**AVAILABLE 1st JULY FOR 6 MONTH
TENANCY**

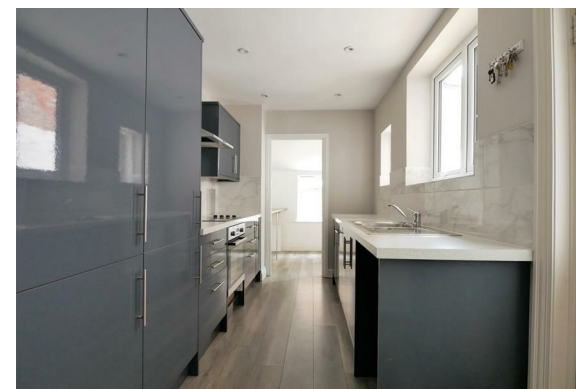
This stunning 4 bedroom town house is located close to St Peters School, York Hospital and with easy access to York City Centre.

This unfurnished property provides extremely spacious accommodation with high quality interior decoration. The entrances hall leads you to a spacious dining room and separate lounge with bay windows allowing plenty of natural light.

Moving through the property, the large kitchen provides you with contemporary units and integrated appliances. To the rear is a lovely private courtyard.

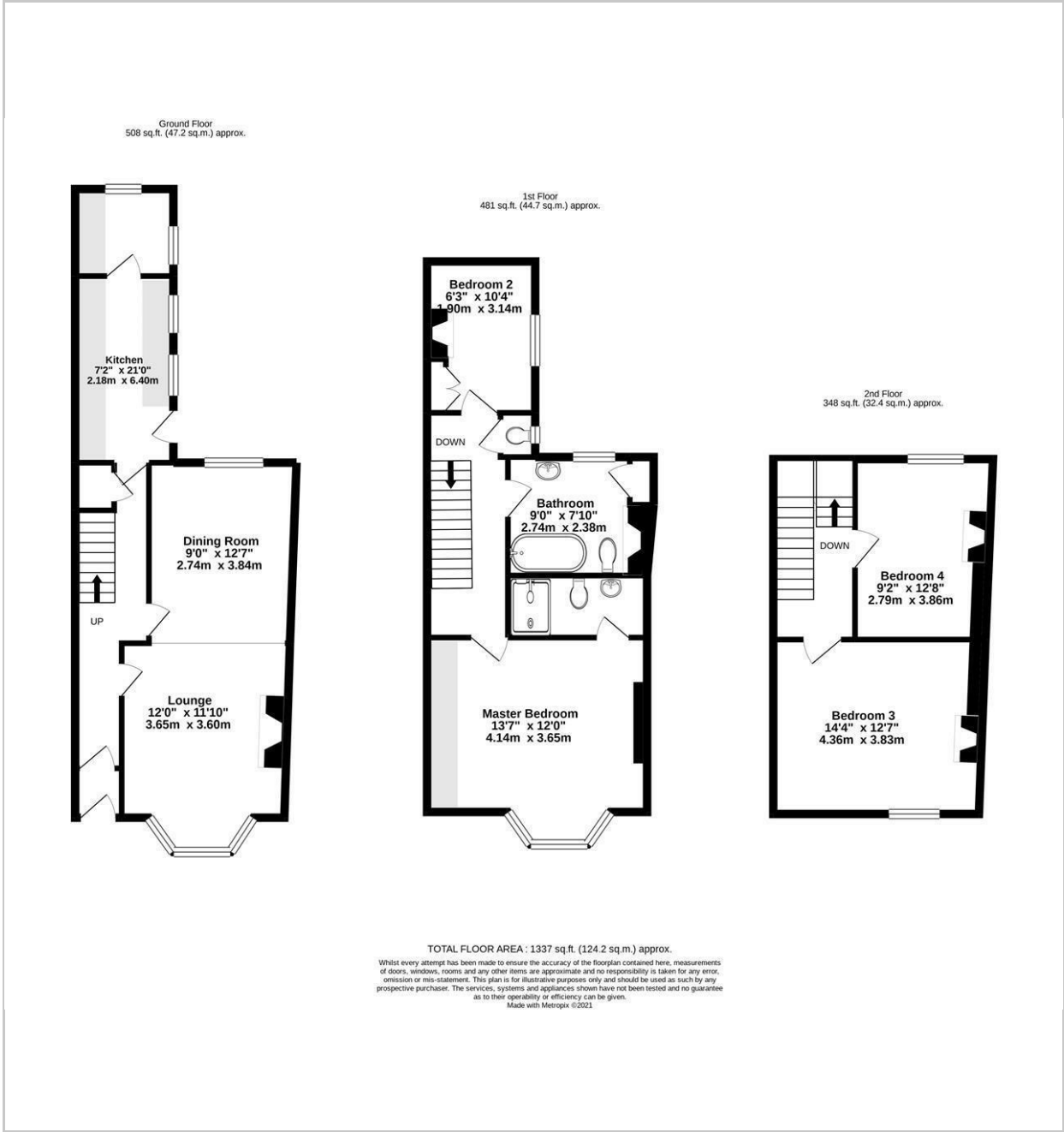
On the first floor, you're greeted by a large master bedroom with handy en-suite shower room followed by a second bedroom and family bathroom. The second floor provides a further two bedrooms.

- The property cannot be let to more than two unrelated sharers.
- Sorry no smokers.
- Pets considered on a case-by-case basis.
- Council Tax band D
- EPC E

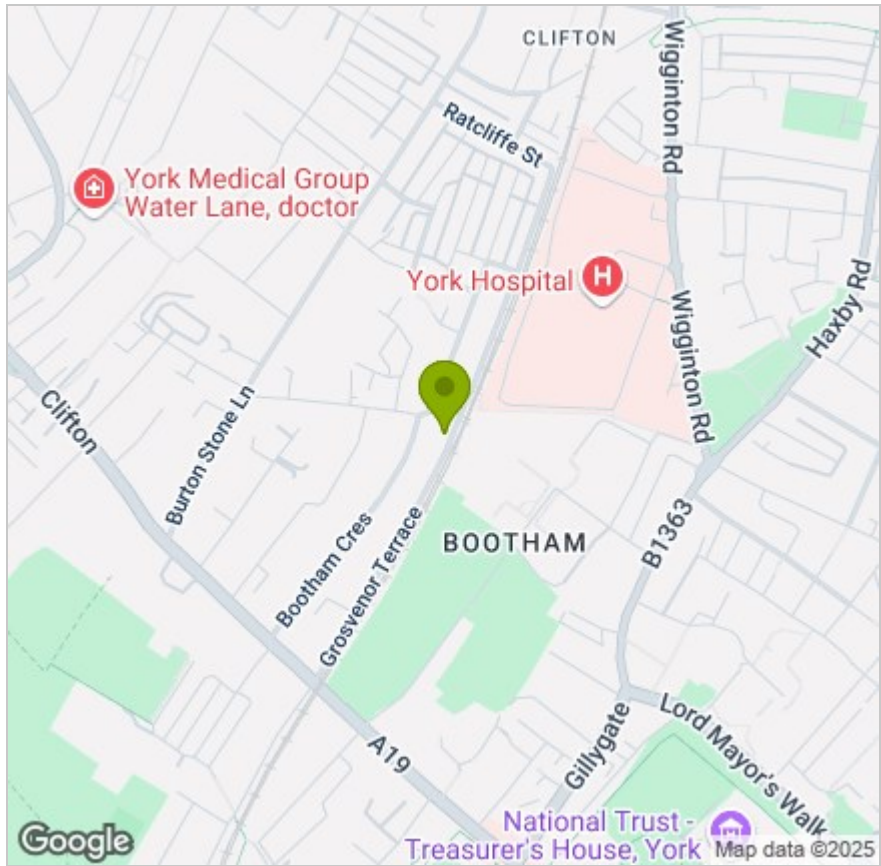




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	51	
(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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