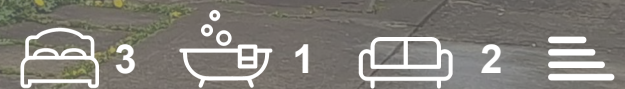




11 Stirling Grove
York, YO10 4HT
£1,350 PCM



****Three Bed Semi Detached****

Located in a popular area of York just off Fulford Road, with easy access to the A64 and York City centre, this 3 bedroom semi detached property comprises of a living area, separate dining room, and kitchen.

With a downstairs W/C, separate utility space and integral garage, this property offers storage and living accommodation that is suitable for families, young couples or up to two professional sharers. The rear of the property benefits from a large garden. Upstairs, the living accommodation comprises of two double bedrooms with integral storage, a single bedroom to the rear and a family bathroom with bath and sink unit.

Additional storage is available in the loft, which is fully boarded with power.

EPC Rating D

Council Tax C

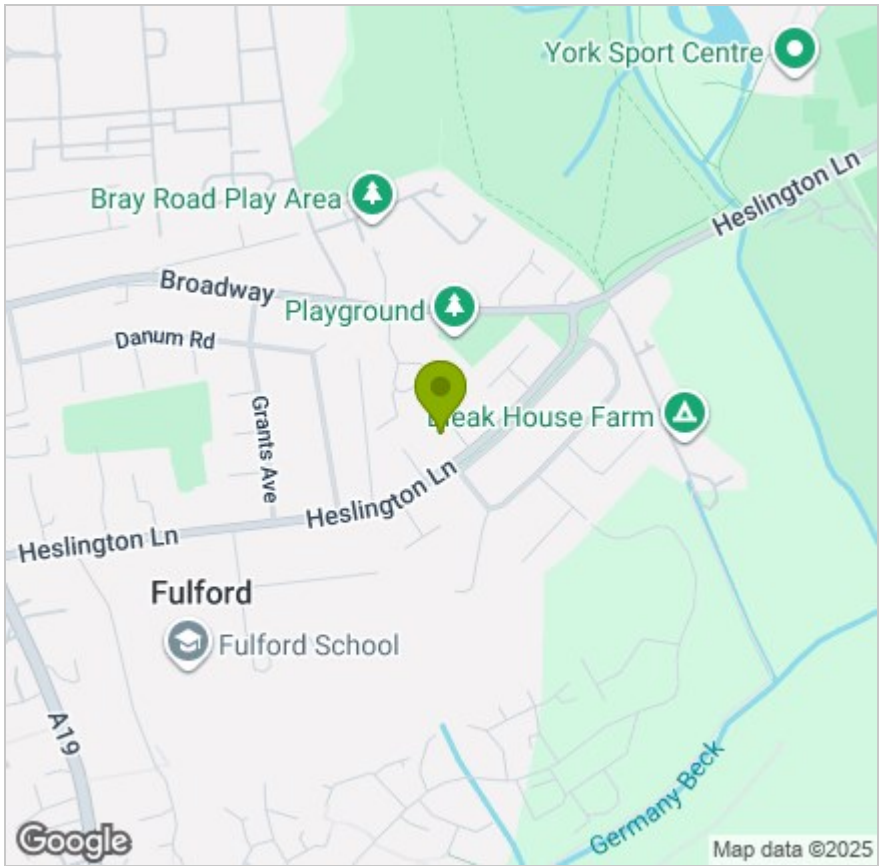




FLOOR PLAN



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	

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.