



31 Baker Street
York, YO30 7AY
£1,190 PCM

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Available straight away

This beautifully presented two bedroom terraced house is located just off Burton Stone Lane.

With fantastic transport links available, this property is a around a half an hour walk into the city centre, and a short drive to the popular area of Bootham.

The property comprises an entrance leading you into the open plan lounge/diner which boasts two beamed open fireplaces.

As you move through the property, you're greeted by the bright galley kitchen with white goods including washing machine, separate dryer, fridge freezer and integrated oven and hob. This guides you into the downstairs bathroom with bath and shower.

Up the stairs are two well presented double bedrooms one of which overlooks the courtyard to the rear.

The property is to be let unfurnished.

EPC rating D.
Council tax band B.

Entrance

Lounge/Dining Room

23'1" x 11'9" (7.05m x 3.6m)

Kitchen

15'5" x 5'2" (4.71m x 1.58m)

Bathroom

5'10" x 4'2" (1.79m x 1.29m)

Bedroom 1

10'8" x 10'7" (3.27m x 3.24m)

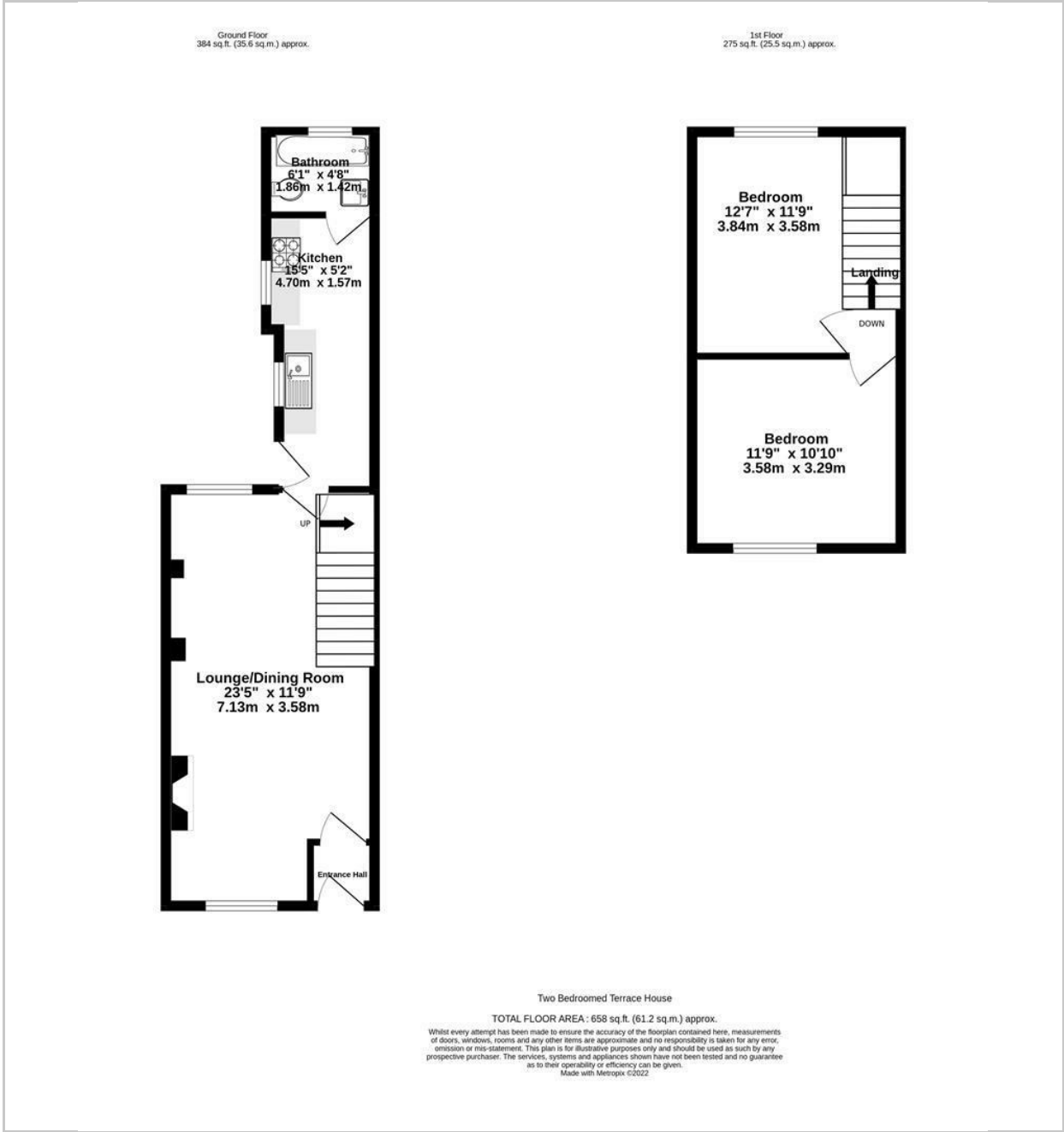
Bedroom 2

12'2" x 8'9" (3.73m x 2.69m)





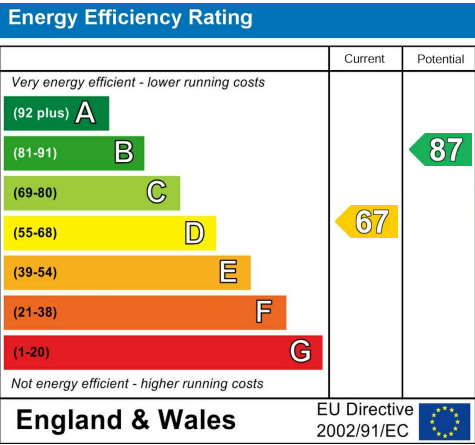
FLOOR PLAN



LOCATION



EPC



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