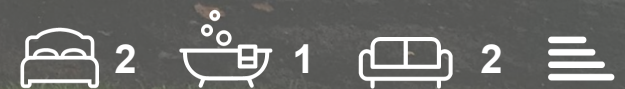




21 Uppleby Easingwold  
York, YO61 3BQ  
**£975 Per Month**





## TWO BEDROOM TERRACED AVAILABLE NOW

This two-bedroom terraced house has just become available on a desirable road in Easingwold, Uppleby. This property is less than a 5-minute walk in the heart of the town, where you can find all local amenities.

As you walk into the property, you are greeted by a large hallway and a spacious lounge located at the front of the property. As you head through to the back of the property, you pass a second reception room, which could be used as a dining room. You will enter the wide galley kitchen with a built-in oven and hob. There is ample storage and counter space. At the end of the kitchen is a separate utility which has electric and plumbing for a washing machine.

As you proceed up the stairs, you are greeted by this considerably sized principal bedroom with some built-in storage at the front of the property. At the back of the property is the smaller double bedroom with built-in wardrobes/storage; this room could also be used as an office space or walk-in wardrobe. Upstairs, you will also find a generously sized three-piece suite family bathroom.

This property also benefits from outside storage and a patio and grass garden.

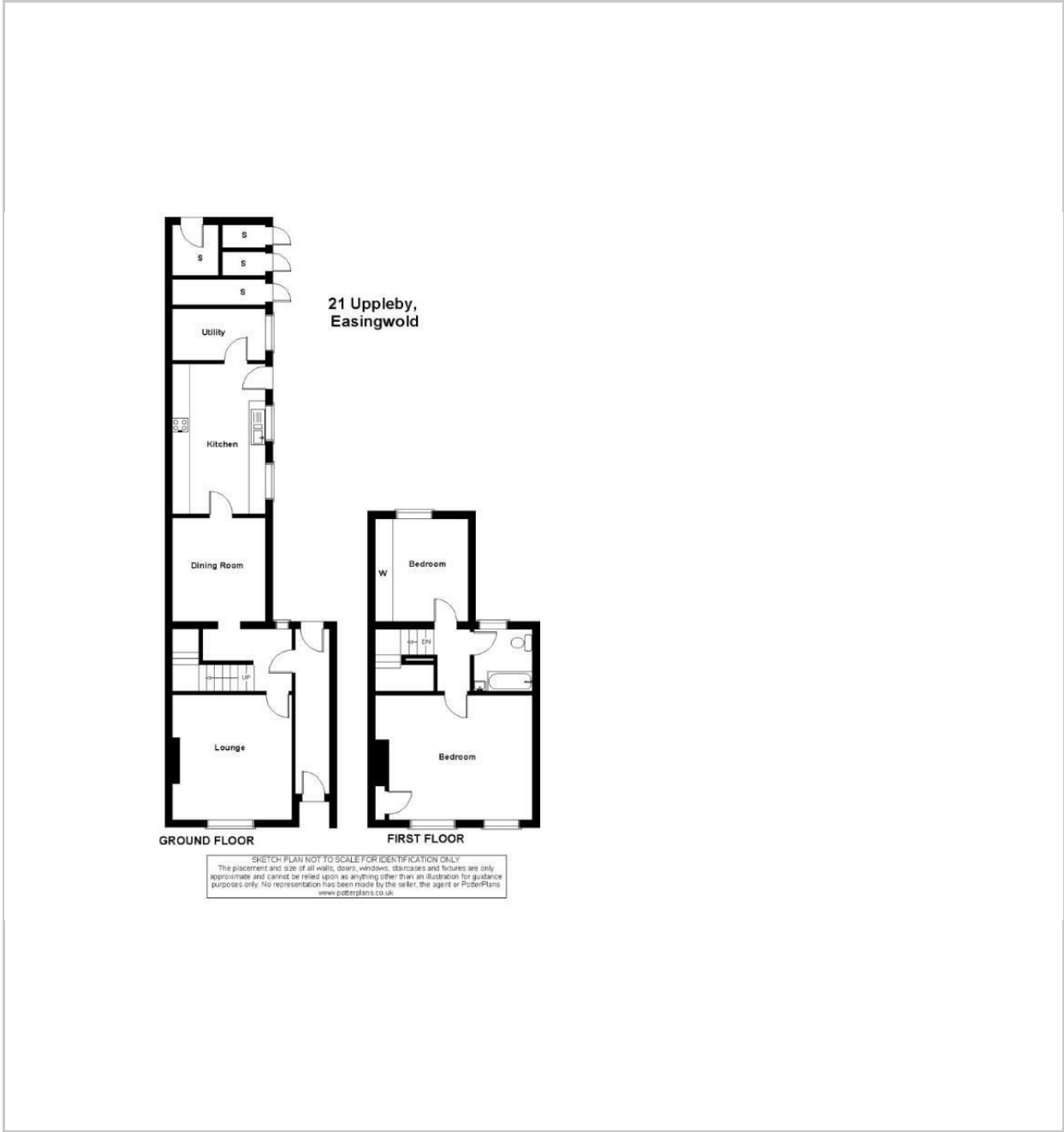
EPC - TBC  
COUNCIL TAX - D







FLOOR PLAN



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.

LOCATION



EPC

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