

£1,250 Per Month



Available beginning of November

This two bedroom flat located just a 10 minute walk from the city centre and all local amenities, has just become available for a long term let. This property is to be let furnished and a viewing is highly recommended.

As you enter the flat you are greeted by a spacious lounge on the left which has french doors out to the patio. Proceeding through the flat you will find two double bedrooms one with patio access, a three piece suite bathroom and the kitchen.

This property also benefits from a storage cupboard located just off the hallway.

This property has one designated parking space

EPC - C

COUNCIL TAX - C

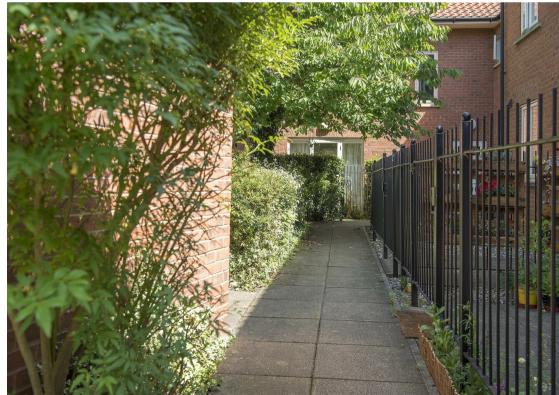














FLOOR PLAN LOCATION Wigginton Rd **Ground Floor** Park Grove 608 sq.ft. (56.5 sq.m.) approx. Clarence St The Foss Fair Bedroom 2 Kitchen 9'10" x 8'6" 10'10" x 7'10" Storage 3.31m x 2.40m 3.00m x 2.58m Bedroom 1 11'6" x 11'2" 3.50m x 3.40m 1 York Minster Jewbury York Hallway James St Barley Hall Lounge 13'5" x 11'2" Bathroom 4.10m x 3.40m 8'3" x 5'11' IY CENTRE 2.50m x 1.80m ad Hall a Map data ©2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 77 TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx (69-80) 69 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

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