

TO LET  
  
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churchillsestateagents.co.uk

65 Scott Street  
York, YO23 1NR  
**£1,300 Per Calendar Month**

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**\*Available Now!\***

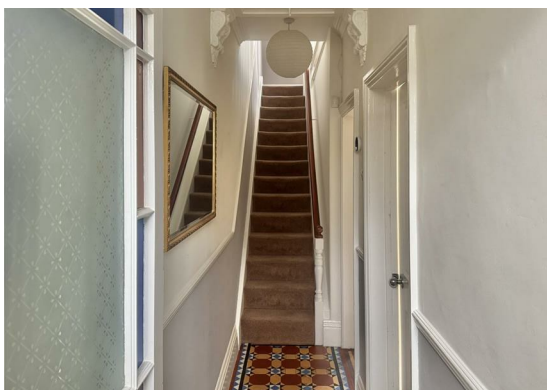
This freshly decorated beautiful and spacious two bedroom terraced house is set in the popular location of South Bank, with a five minute walk to Bishopthorpe Road with its shops, cafes and restaurants. Also within walking distance to the city centre and easy access to the train station.

As you enter the property you are immediately welcomed by a stylish Victorian tiled hallway boasting periodic features. This leads into a light and airy living room to the right, with original exposed floorboards and a large Victorian bay window, as well as a rear reception room with French doors overlooking the courtyard.

As you proceed through the dining room, there is a large open-plan modern kitchen conversion with new flooring having just been laid, with washing machine and double range style electric oven with gas hob. No fridge or freezer is included in the tenancy.

Back in the hallway as you proceed up the stairs you will firstly find a large bathroom with walk in shower and separate bath. Moving back onto the landing, firstly the smaller of the two bedrooms with built in wardrobe and feature fire place. Proceeding along the landing you will then find the master bedroom, again with built in storage, original floorboards and period fireplace. The large landing space also accommodates a sizable fitted cupboard for additional storage.

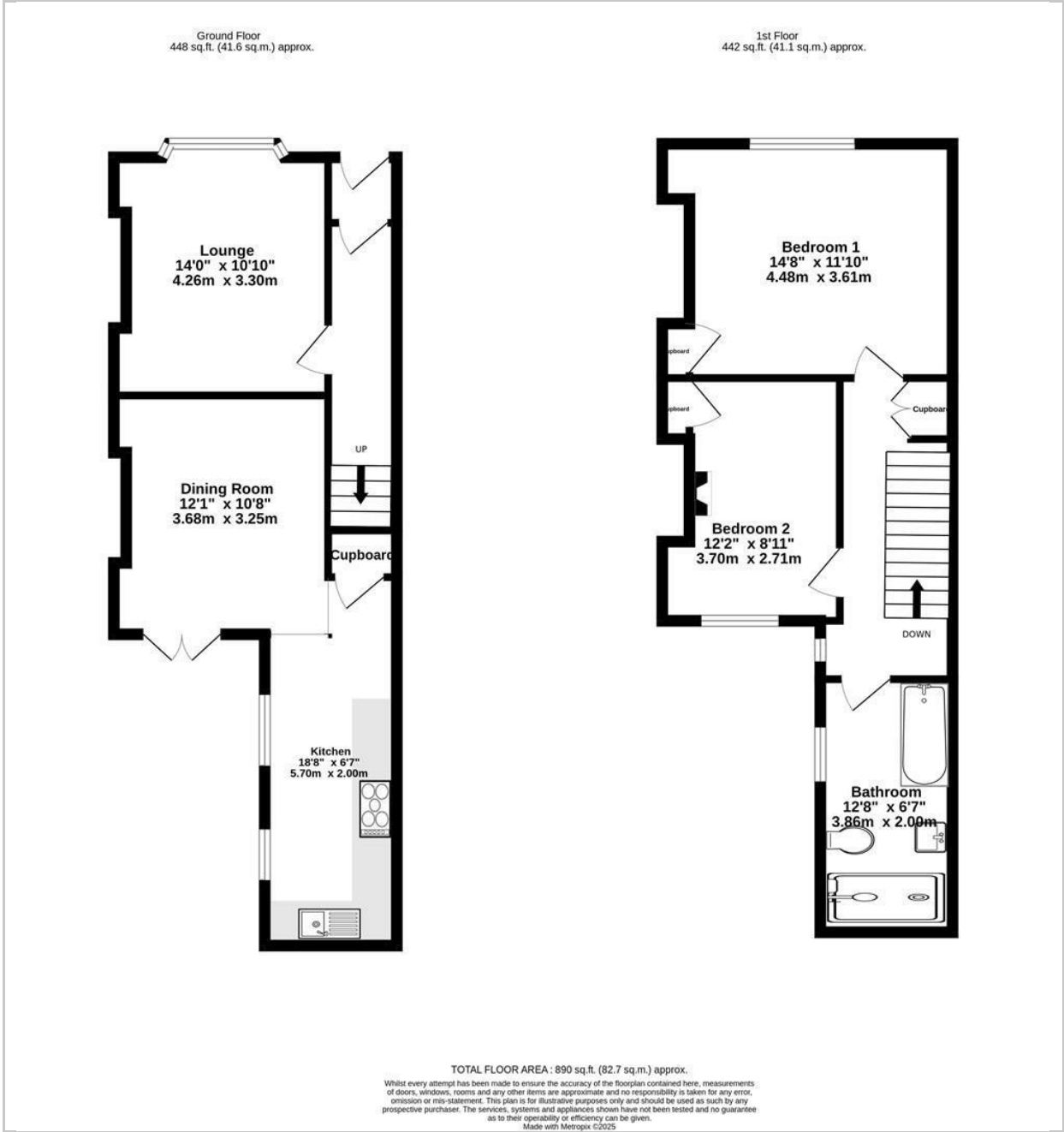
Council Tax - Band C  
EPC - C



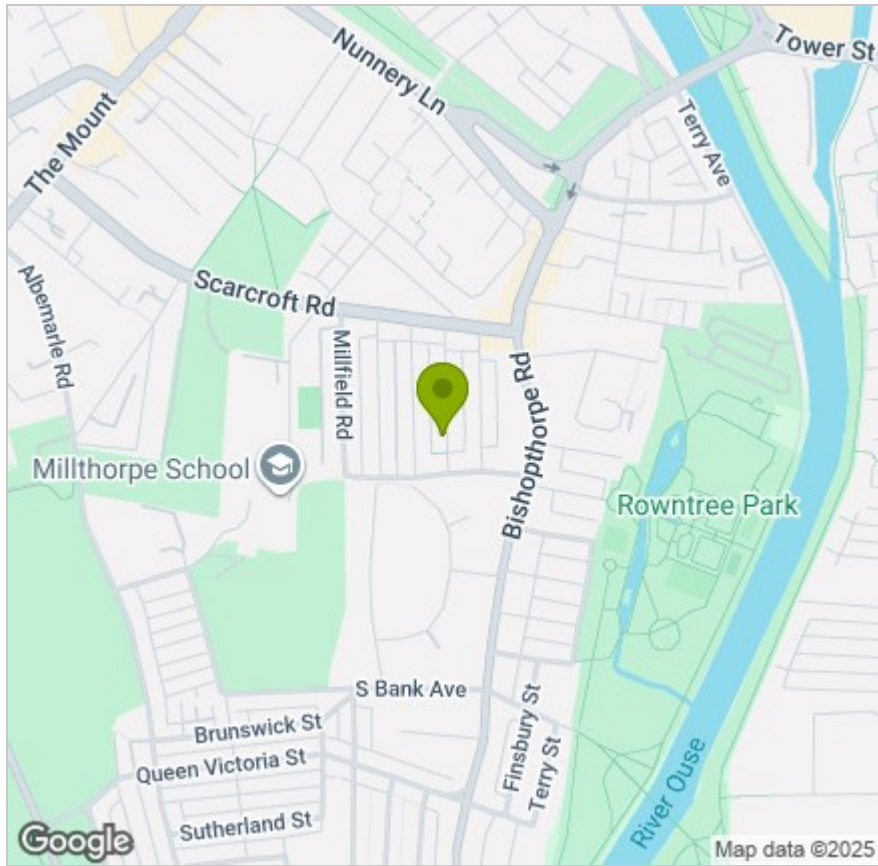




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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	

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