

Available to rent, this well-presented partfurnished two-bedroom flat is located in the popular Heworth area, just a short walk from York's historic city centre. Ideally suited to professionals or couples, the property offers comfortable, lowmaintenance living in a peaceful residential development.

The apartment features a bright and spacious living area, perfect for both relaxing and dining, along with a modern fitted kitchen offering ample storage and workspace. Two well-proportioned bedrooms provide versatile accommodation, suitable for use as a guest room or home office. A contemporary bathroom and secure entry system add to the convenience and practicality of the home.

Residents benefit from well-kept communal areas and excellent access to local amenities, including shops, cafés, bus routes, and pleasant walking routes into York.

The property also benefits from a designated parking space and furnishings.

Includes Sofa, chairs, poof, TV unit, cushions and curtains. Blinds at all windows and large fitted wardrobe in bedroom 1.

Council Tax Band - D EPC Rating - D



















FLOOR PLAN LOCATION Ground Floor 599 sq.ft. (55.7 sq.m.) approx. Park Grove Bedroom 1 13'7" max x 10'4" max 4.15m max x 3.14m max The Foss Fairy Trail Bedroom 2 9'7" x 6'7" 2.93m x 2.00m Fourth Ave Fifth Me James St York Google Map data @2025 Lounge/Diner & Open Plan Kitchen 18'4" max x 16'9" **Energy Efficiency Rating** 5.59m max x 5.11m Potential Very energy efficient - lower running costs **EPC** (92 plus) A 0 (69-80) 69 (55-68) 60 (39-54) (21-38) G

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.

Not energy efficient - higher running costs

England & Wales

EU Directive

2002/91/EC

TOTAL FLOOR AREA: 599 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpins contained here, measurements of doors, windows, nooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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