



22 (Flat 3) Burton Stone Lane
York, YO30 6BU
£795 PCM

This one bedroom apartment is located just off Bootham, within walking distance to the city centre, train station and York Hospital, and is currently in the process of being repainted throughout.

The flat opens into a spacious reception area with a feature tiled decommissioned fireplace. This room follows onto the kitchen with oven and fridge/freezer fitted. The lounge also follows on to the double bedroom and bathroom complete with bath and shower.

There is communal coin washing machine and separate dryer located in the out house which all residents can use.

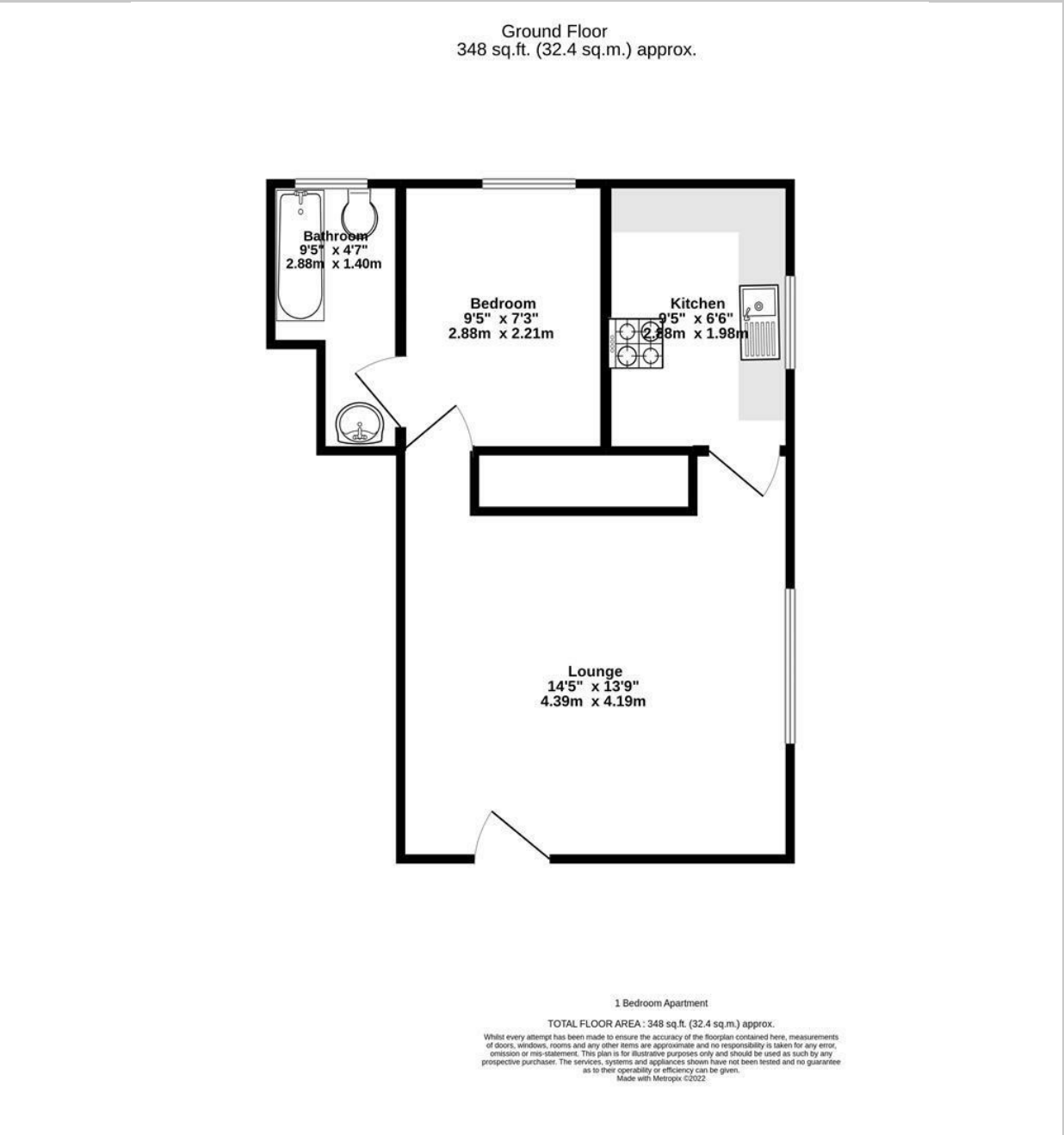
Sorry no pets or smokers.
Electricity only, no gas
Available January 2026.

Council Tax Band A.

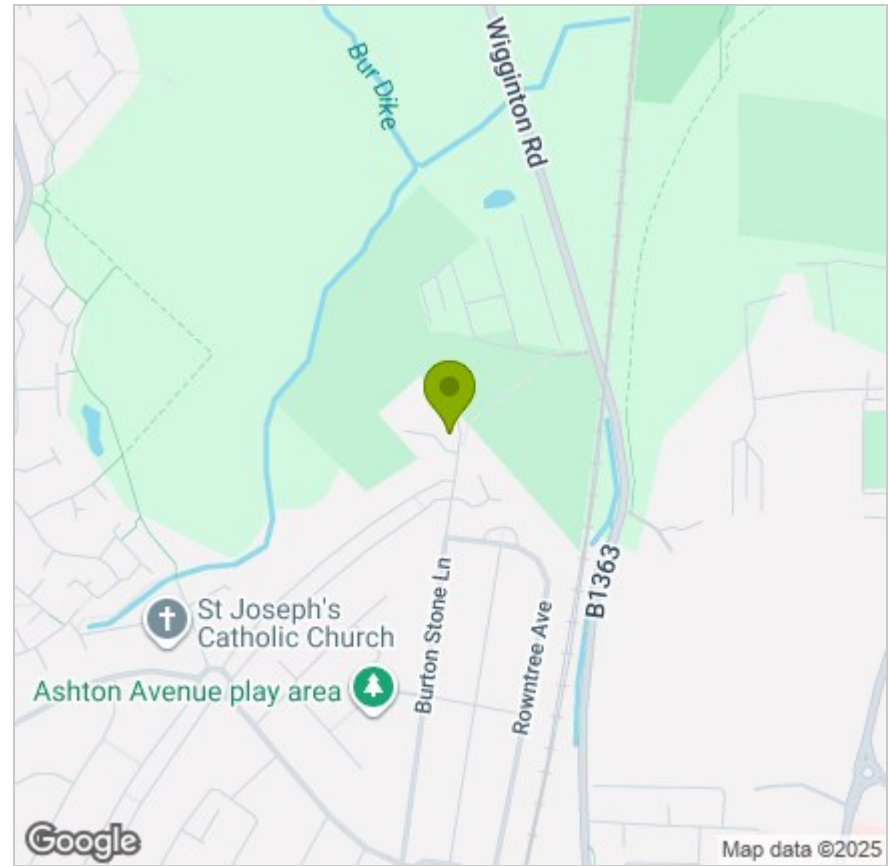
EPC rating E.



FLOOR PLAN



LOCATION



EPC

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

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