



9 Houghton Road Burton Stone Lane
York, YO30 6ER
£1,250 Per Month

 2  1  1  C

This fabulous two bedroom, mid-terrace house is situated in this highly sought after location, just a short walk from York City Centre and York Hospital. The property comprises an entrance hall leading you to a spacious open-plan living room and kitchen with integrated oven and hob.

As you proceed upstairs, you are greeted by two double bedrooms, including built in storage. Separating the bedrooms is a three piece bathroom suite.

To the rear of the property, you are met with a well presented, private garden and courtyard.

The property also features a detached garage and allocated off-street parking.

This property will be let on an unfurnished basis.

Council Tax Band - B
EPC Rating - C

Available Early August

Entrance Vestibule

Lounge

12'10" x 10'5" (3.93 x 3.20)

Kitchen

10'11" x 10'5" (3.35 x 3.20)

First Floor Landing

Bedroom 1

8'7" x 10'4" (2.64 x 3.17)

Bedroom 2

10'6" x 8'4" (3.22 x 2.56)

Bathroom

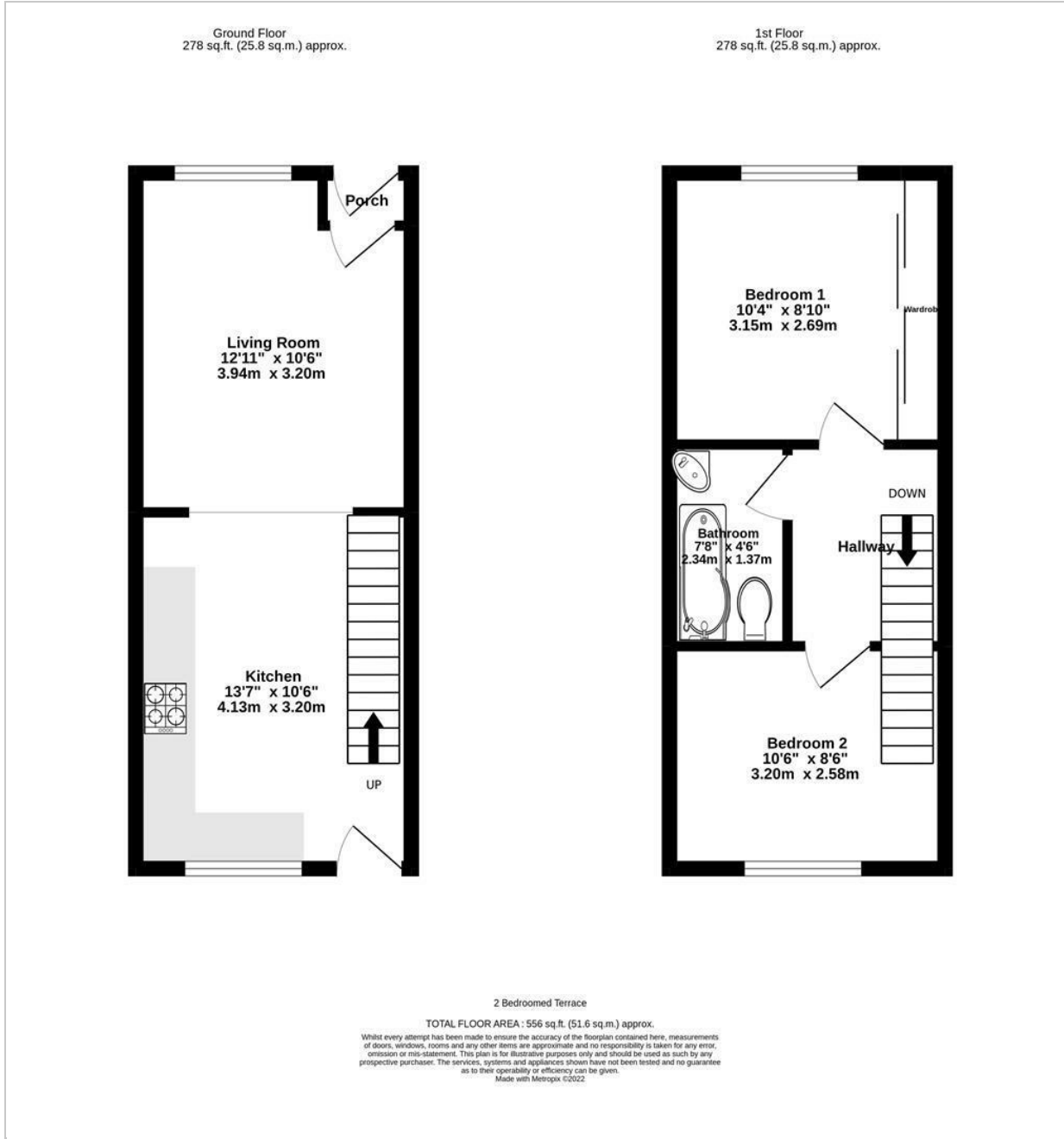
7'6" x 4'5" (2.31 x 1.37)

Outside

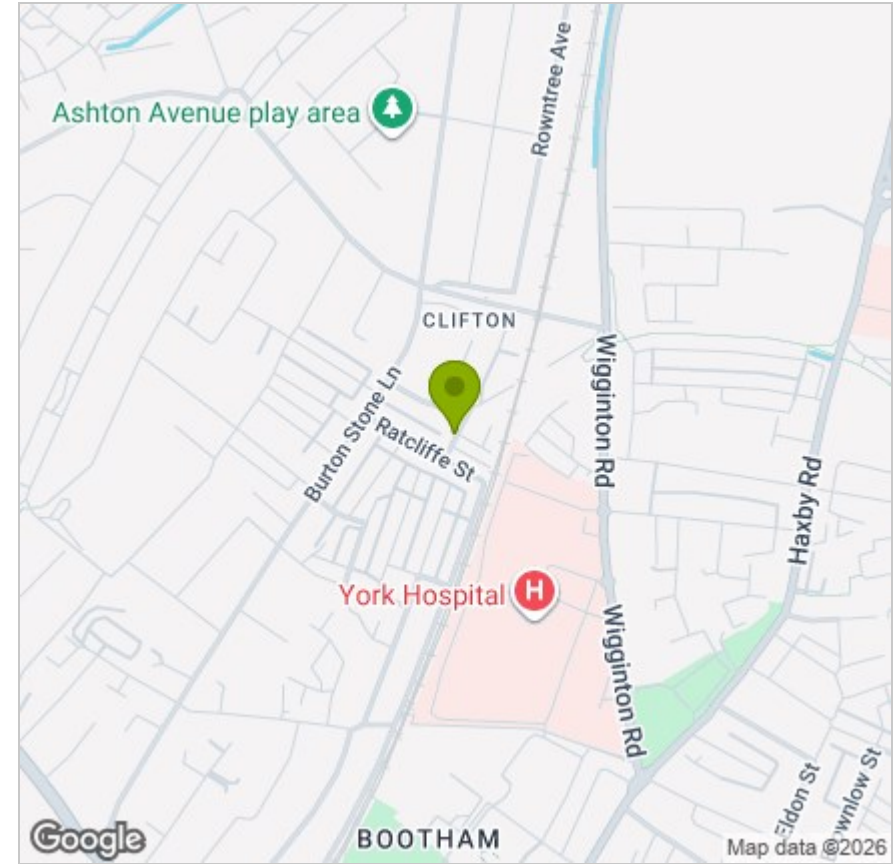




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	73	
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.