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E S T A T E A G E N T S



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## 34 Kitchener Street , York, YO31 8SA

Great location 2-bedroom mid terraced house, set over 3 floors. Ideal for a working professional couple. Part furnished, White Goods included. Available early July for long term tenancy.

**£1,150 Per Month**

# 34 Kitchener Street

, York, YO31 8SA



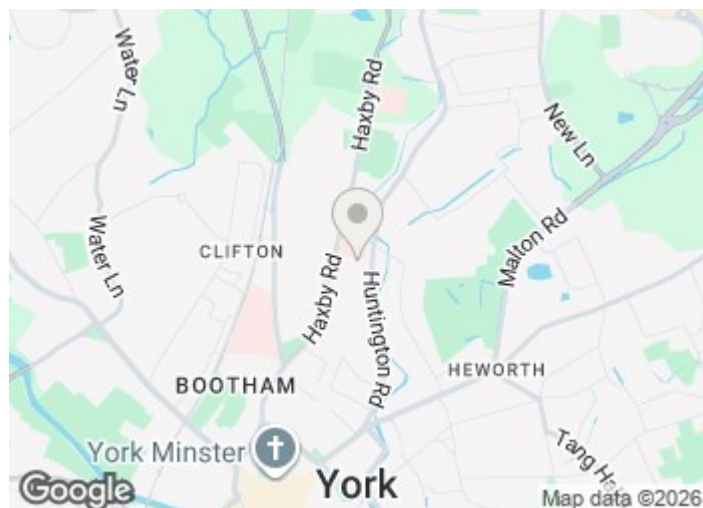
- Mid Terraced Period Property
- Enclosed Courtyard with Storage Shed
- Available Early August
- Two Double Bedrooms - Bedroom 2 with office area
- Modern Bathroom
- Ideal for Single or Couple, Sorry no Students
- Modern Kitchen, Open Plan Lounge and Dining Room
- White Goods Included
- Part Furnished

## Property Description

## Costs and Utilities

## Environs

## Holding Fee and Sanction Checks

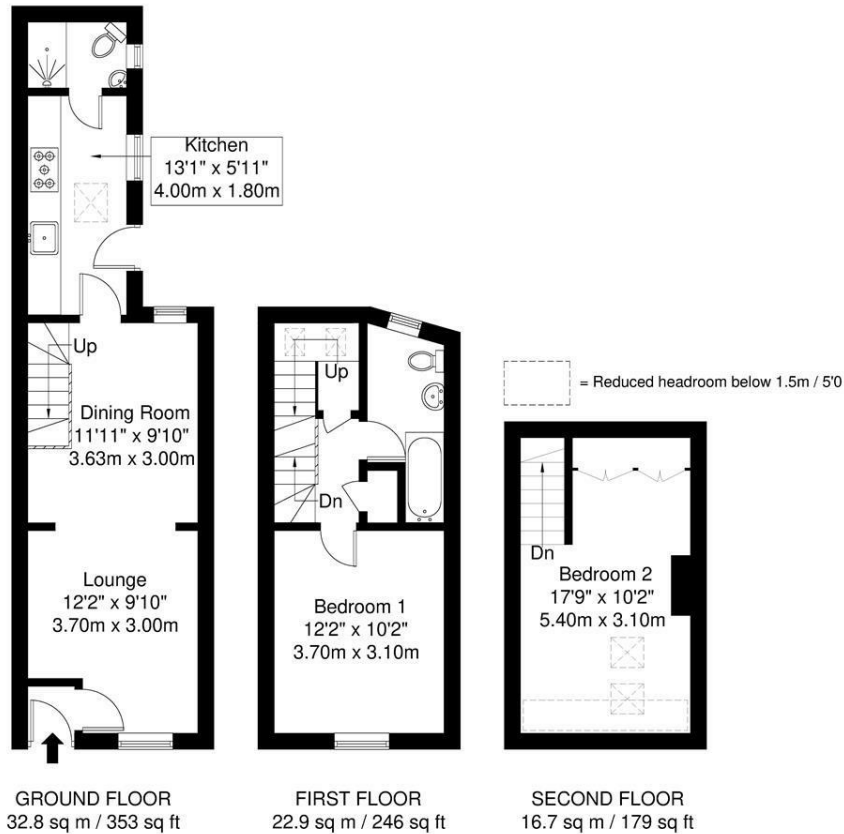


## Directions



# Floor Plan

34 Kitchener street



**APPROXIMATE GROSS INTERNAL AREA = 72.4 sq m / 778 sq ft**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	