



Flat 4 Trinity House, East Mount Road  
York, YO24 1BD  
**£1,100 Per Month**

City centre fully furnished flat available at the start of June.

This one bedroom, furnished, first floor flat is located just off Blossom Street and is a short 10 minute walk into York city centre.

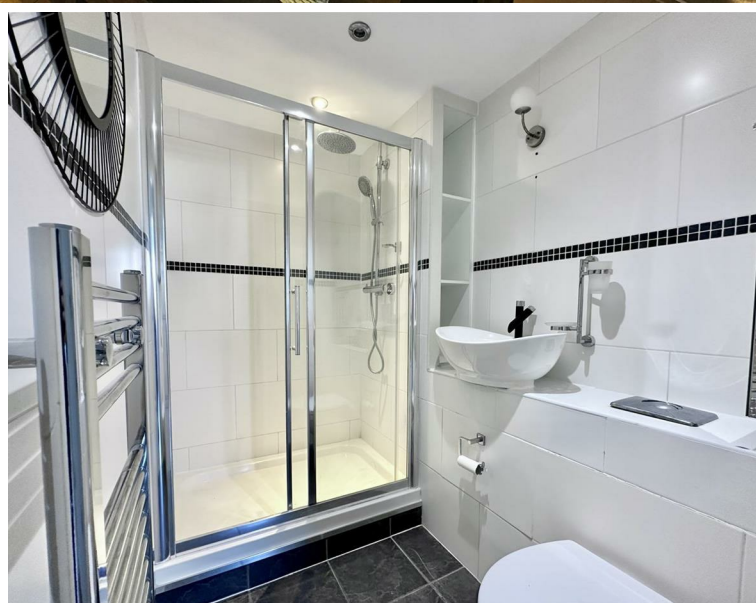
As you walk into the property, you are greeted with a large entrance hall, followed by the double bedroom and the bathroom with walk in shower.

Moving around the property, you will find the open plan lounge which benefits from 4 windows allowing ample natural light. The kitchen is located just off the lounge which includes all white goods (fridge with box freezer/ washing machine/ oven and hob). A lovely Juliet Balcony can also be accessed to the rear of the kitchen.

This property would be ideal for a couple or sole occupancy.

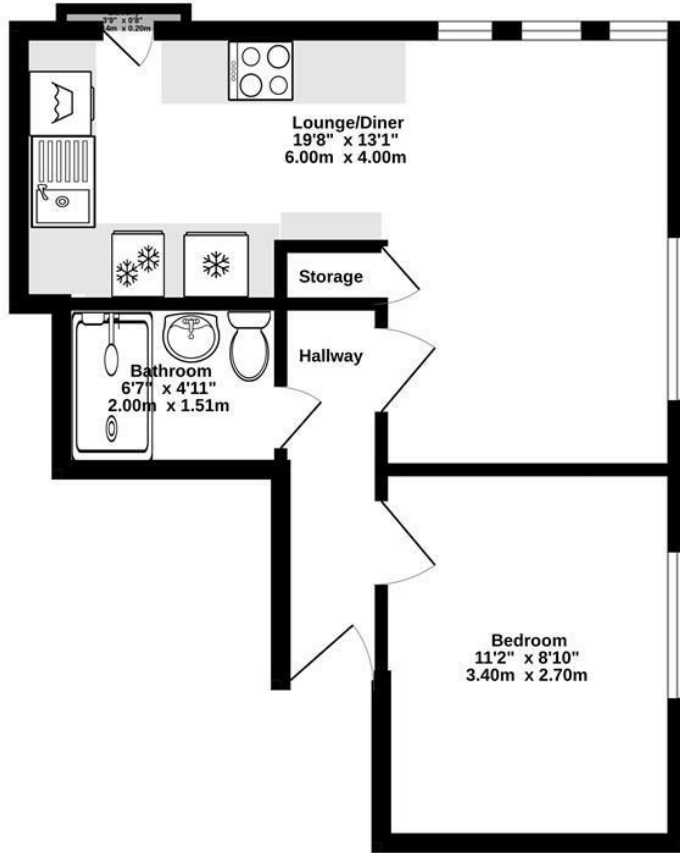
EPC - D  
COUNCIL TAX - A





## FLOOR PLAN

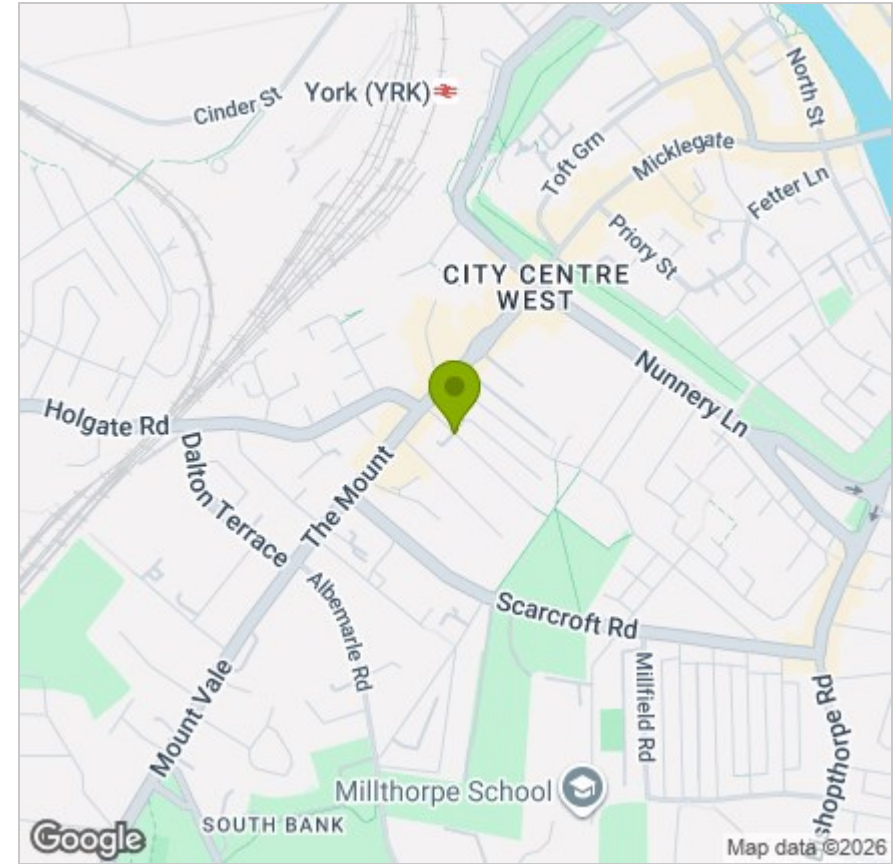
Ground Floor  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 370 sq.ft. (34.3 sq.m.) approx.

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.  
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## LOCATION



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</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	

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