



2 The Croft Braeside Gardens
York, YO24 4EZ
£1,200 Per Month



***TWO BEDROOM FULLY FURNISHED
FLAT AVAILABLE NOW***

This two bedroom fully furnished first floor flat located just off Acomb Road in York has just become available. This property is a short walk to Acomb Front Street and has great links into York city centre.

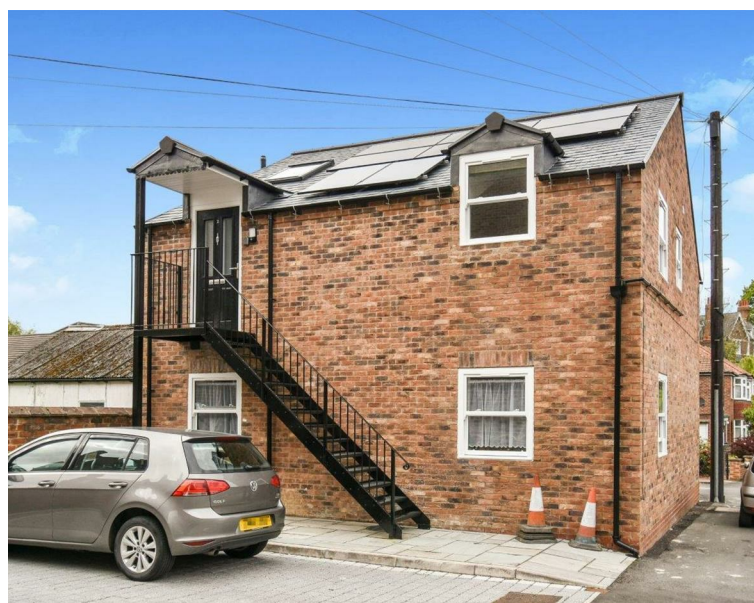
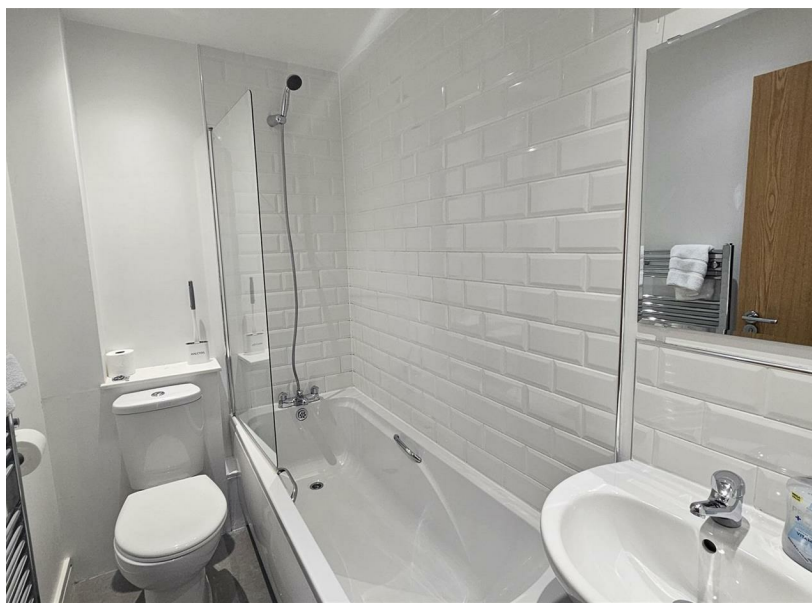
As you enter the property you are greeted with an entrance hall with built in storage, this then flows through to the lounge and dining space. At the far end of the lounge is the modern kitchen with integrated white goods: washing machine, dishwasher, oven, hob, fridge and freezer.

Located just off the kitchen you will find a hallway which will lead you through to the double bedrooms one of which is set up with 2 single beds which could be pushed together to make a double bed. At the end of this hallway is the three piece suite bathroom.

One designated parking space.

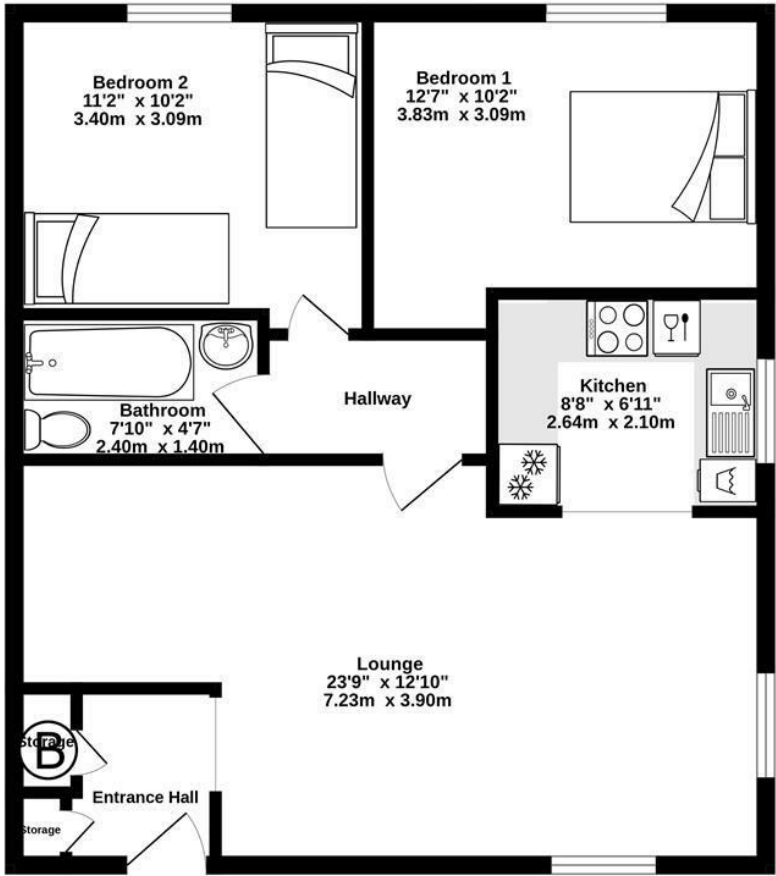
EPC - C
COUNCIL TAX - C





FLOOR PLAN

First Floor
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 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) A		
(81-91) B		
(69-80) C	79	79
(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	

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