

33 Martins Court Leeman Road
York, YO26 4WS
£1,200 PCM

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Available Now

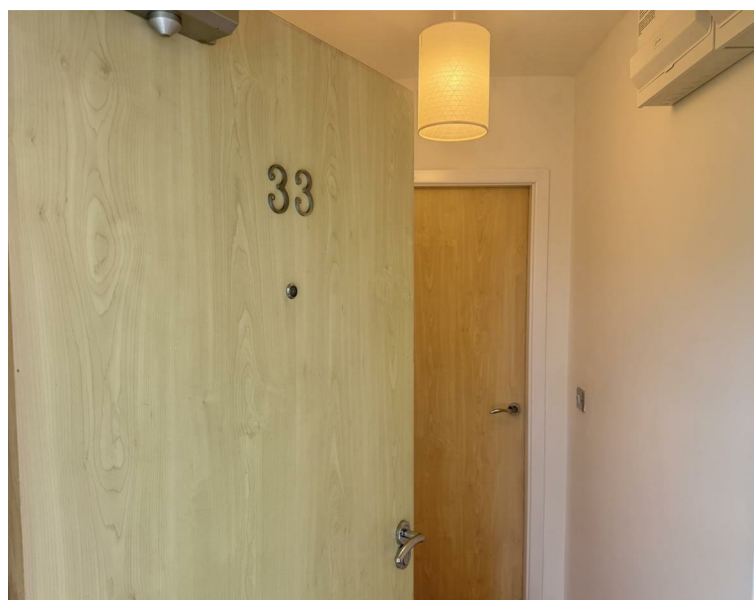
Recently Redecorated with updated kitchen and carpets to be installed before tenancy (new photographs to follow).

This well presented and spacious two bedroom apartment is located in the sought after location just off Leeman Road and close to the city centre and York train station.

The property comprises an entrance hallway which leads onto two double bedrooms a bathroom with bath and shower and a large lounge which opens up to the kitchen with white goods including washing machine, fridge/freezer and oven cooker.

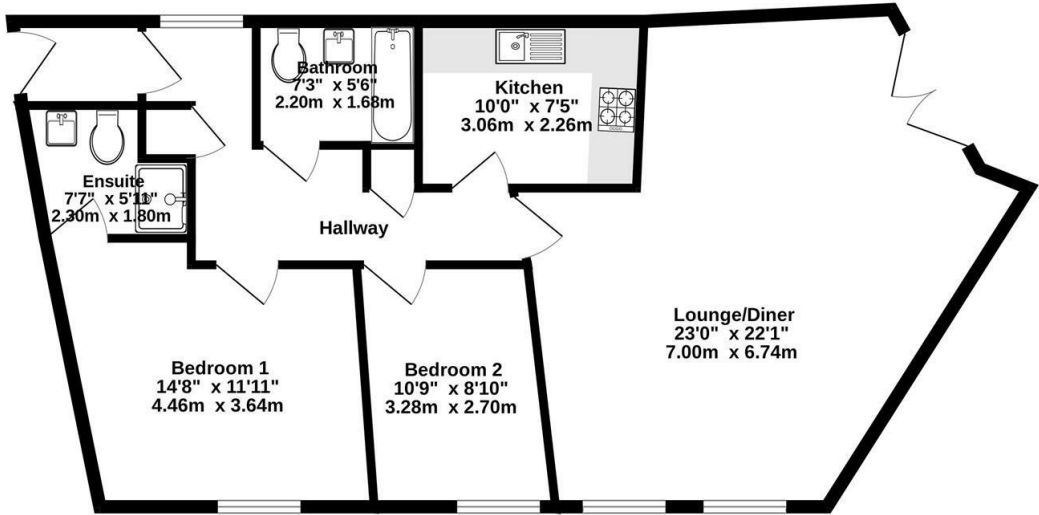
Council tax band C.
EPC C





FLOOR PLAN

Ground Floor
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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	76	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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