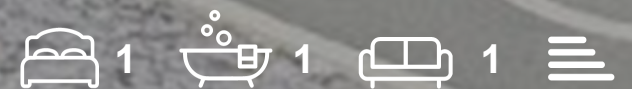




1 Florida Keys, Hull Road Wilberfoss  
York, YO41 5PF

**£795 Per Month**



\*\*\*\*\*THIS PROPERTY IS AVAILABLE AS A SERVICED ACCOMMODATION FOR SHORT LETS. Maximum of 3 months, NO SMOKING, PART FURNISHED. ADDITIONAL FEES FOR GAS, ELECTRIC AND WIFI to be paid on top of the rent. An additional refundable security deposit charge of £500 is also required\*\*\*\*\*

\*\*\*\* Available 26th October\*\*\*\*

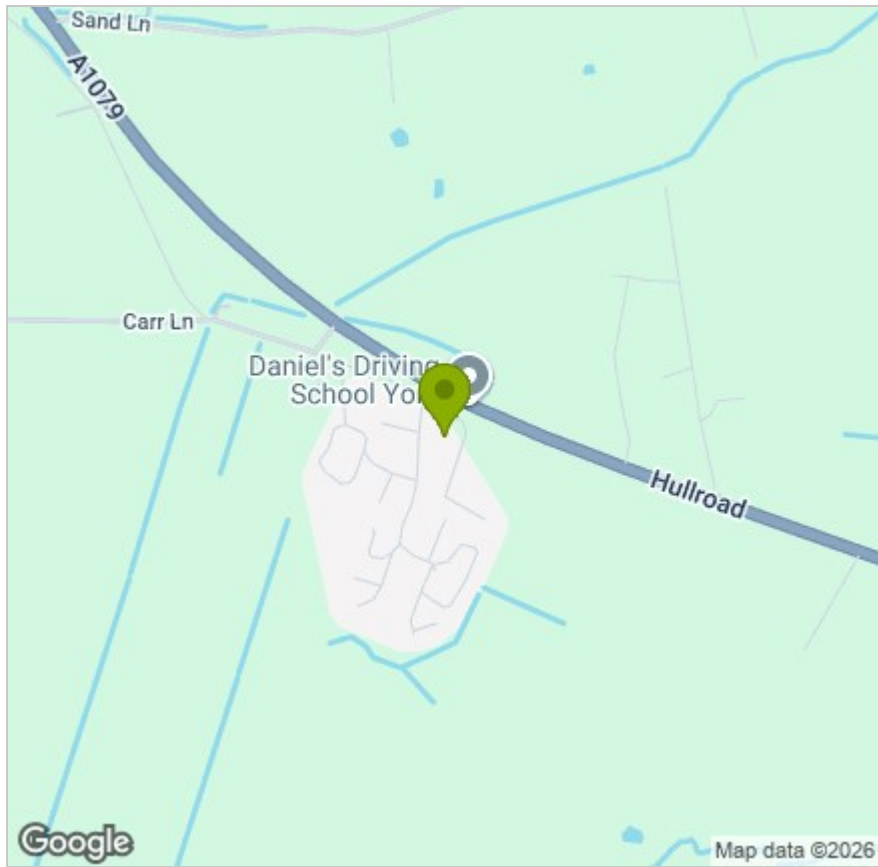




FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               |           |
| (69-80) C                                   |                                                                                                               |           |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.