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WHITES

7 Kensington Street, South Bank, York, Yorkshire, YO23 1JA

£1,100 PCM

## About The Property

A nicely presented, 2 bedroom terraced property quietly situated in the popular South Bank area of the City, close to the Racecourse and the University. The accommodation comprises: Front door straight into the sitting room with feature fireplace,, leading through to the middle reception/dining room and then through to a galley style kitchen with a good range of high and low level units, new electric oven and hob and spaces for under counter fridge and washing machine. Small rear lobby with recess for a f/freezer and door to rear yard. Ground floor bathroom with shower over bath. Upstairs there are two double bedrooms. The property has just be re-decorated throughout with new carpets. Brand new combination boiler for heating and hot water. Enclosed back yard with brick shed and pedestrian gate for rear access with bikes, dustbins etc. No smoking. Long term tenant preferred. Unfurnished

- Recently refurbished
- Gas c/h (new boiler)
- Popular South Bank area
- Close to the racecourse
- Character features
- Shower over bath
- New carpets and decoration
- Double glazed windows
- Rear courtyard with brick shed
- Galley style kitchen with w/machine





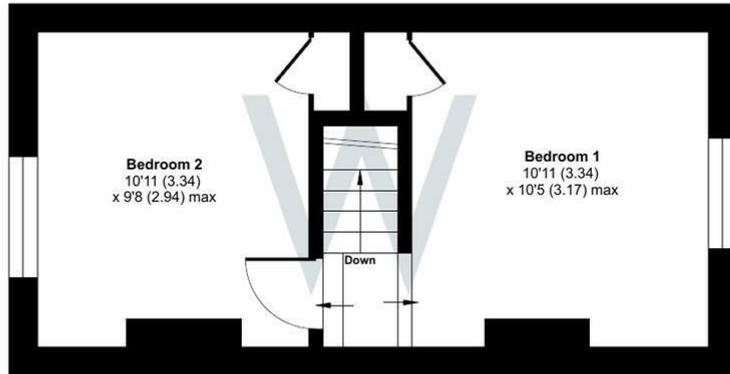
## Kensington Street, York, YO23

Approximate Area = 630 sq ft / 58.5 sq m

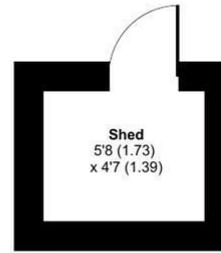
Outbuilding = 26 sq ft / 2.4 sq m

Total = 656 sq ft / 60.9 sq m

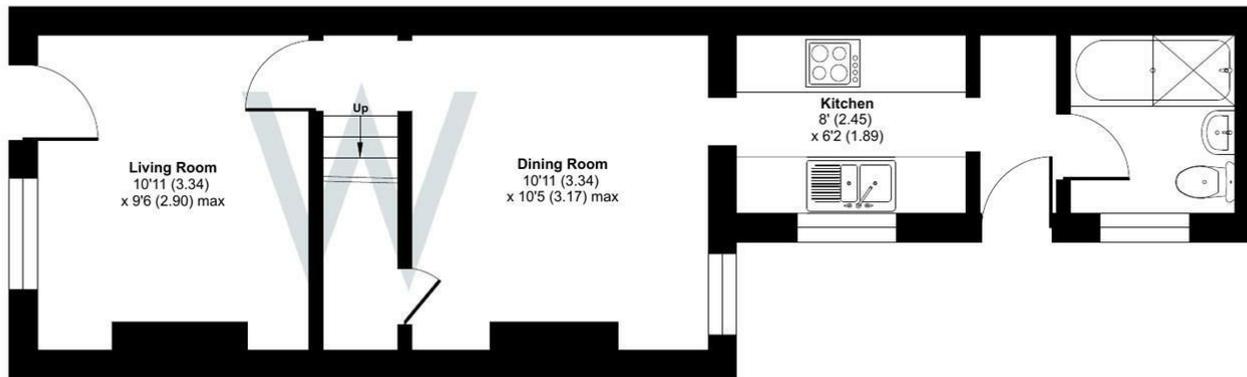
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2026. Produced for H W White Ltd. REF: 1414717



## Further Information

Let available date: 14th February 2026 NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: House - Terraced

Furnish type: Unfurnished

Deposit: £1,265

Local authority: York City Council

Council Tax: Band B

EPC: D(58)

### 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>		
(55-68) <b>D</b>	<b>58</b>	<b>81</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	