



4 Aurega House, 180 Fulford Road York  
North Yorkshire, YO10 4DA  
**£1,000 PCM**

**\*\*AVAILABLE LATE MAY\*\***

This unfurnished, ground floor flat located in the popular area of Fulford is just a short walk away from the city centre with a host of local amenities right on your doorstep.

The property comprises an entrance hallway leading you towards an open plan living/ kitchen area hosting plenty of natural light. White goods included.

The spacious double bedroom with in built storage pairs neatly with a lovely ensuite shower room.

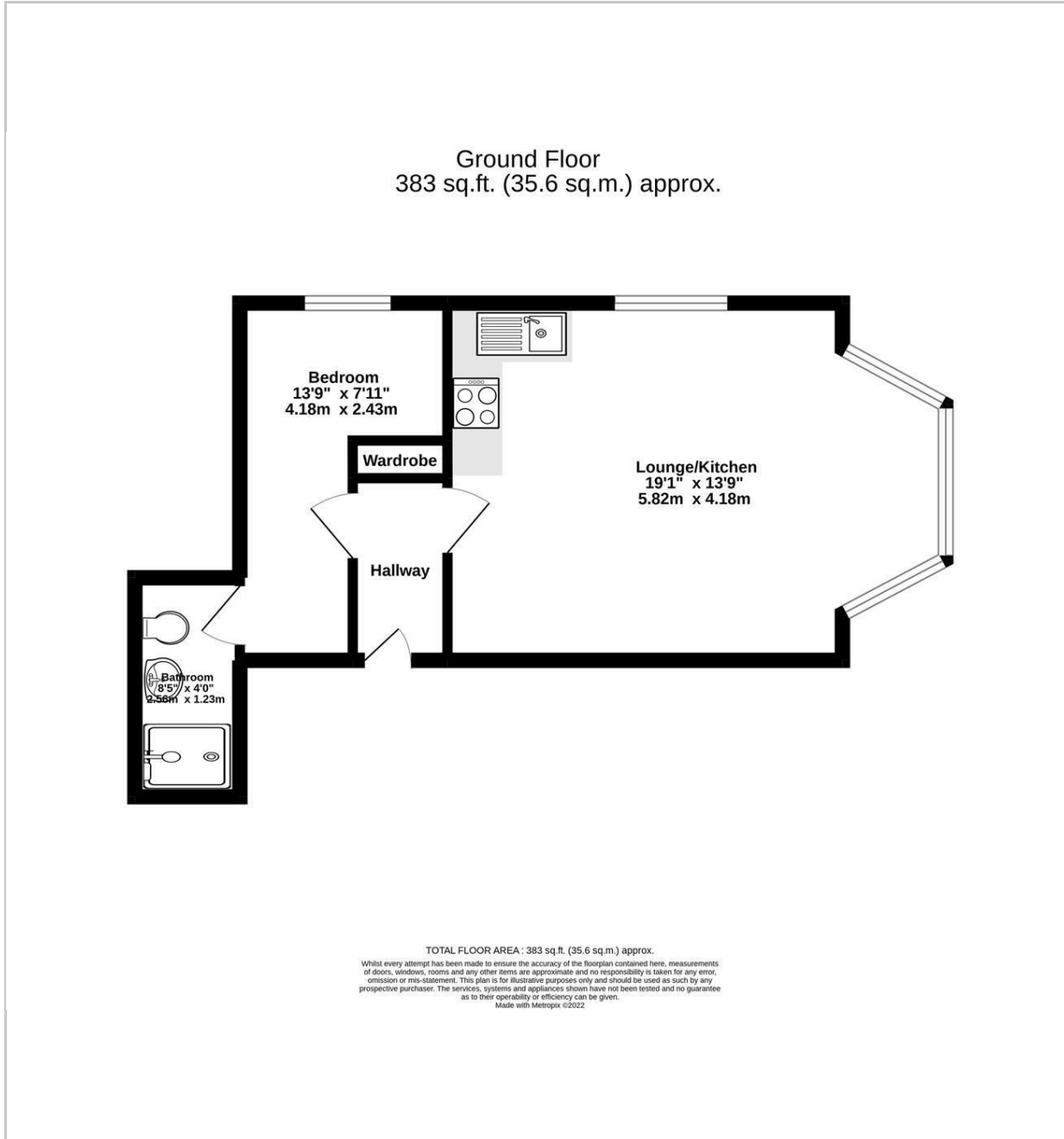
Allocated Parking Space.

Council Tax Band B. EPC Rating C

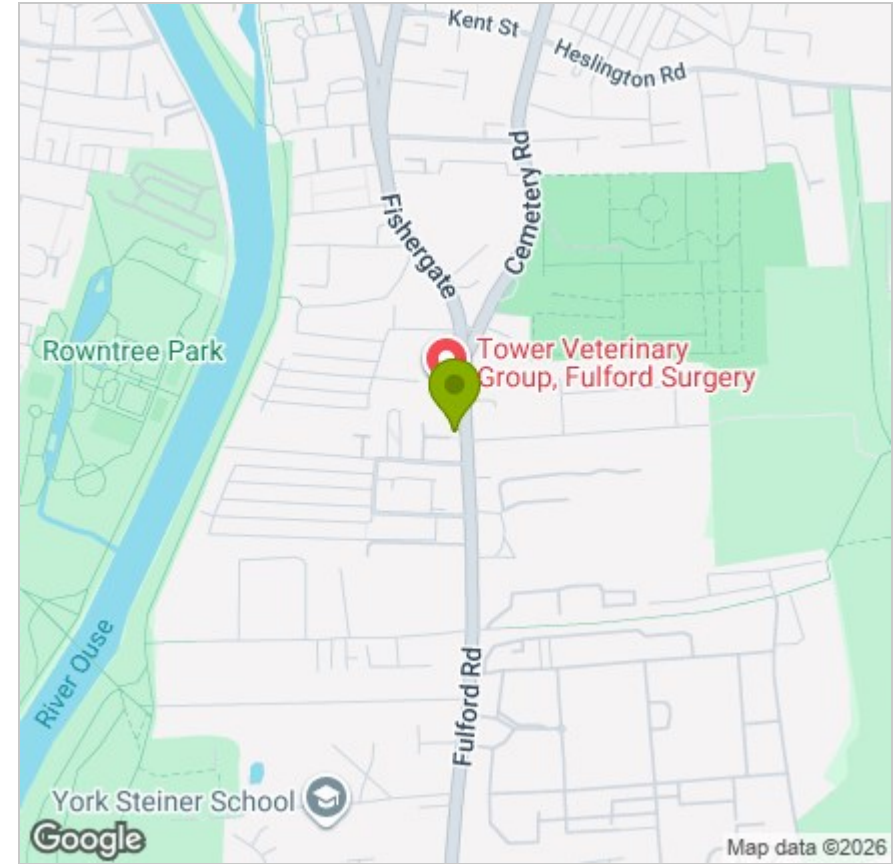




## FLOOR PLAN



## 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>                            | 78                      | 80        |
| (55-68) <b>D</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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