



31 Carnot Street  
York, YO26 4YY  
**£950 Per Month**





**\*AVAILABLE NOW TO MOVE IN BEFORE CHRISTMAS\***

This recently decorated 2 bedroom period terrace house is set close to Salisbury Terrace and Leeman Road, with a twenty minute walk into the city centre via the picturesque river Ouse.

Walking into the open plan lounge/diner, the property boasts hardwood floorboards and an open fire place, leading on to a small gally kitchen and downstairs bathroom. Proceeding up the wooden stairs, the property comprises of 2 double bedrooms with a cosy, quiet feeling on this terraced street.

With recent updates to this property, it is available straight away and would suit a small family, couple of two professional sharers.

Pets considered on a case-by-case basis.

Council Tax Band B / Permit on street parking

### Property Features

2 double bed mid terrace house Open plan living/dining room Fitted kitchen Externally the property boasts a good size courtyard Council Tax Band B

### Open Plan Living Dining Room

21'6" x 11'6" (660.4 x 340.36)

21' 8" x 11' 2" (6.60m x 3.40m)

### Kitchen

9'11" x 5'6" (302.26 x 172.72)

9' 11" x 5' 8" (3.02m x 1.73m)

### Rear Lobby

### Bathroom

6'8" x 5'5" (208.28 x 170.18)

6' 10" x 5' 7" (2.08m x 1.70m)

### Bedroom 1

12'6" x 11'2" (370.84 x 342.9)

12' 2" x 11' 3" (3.71m x 3.43m)





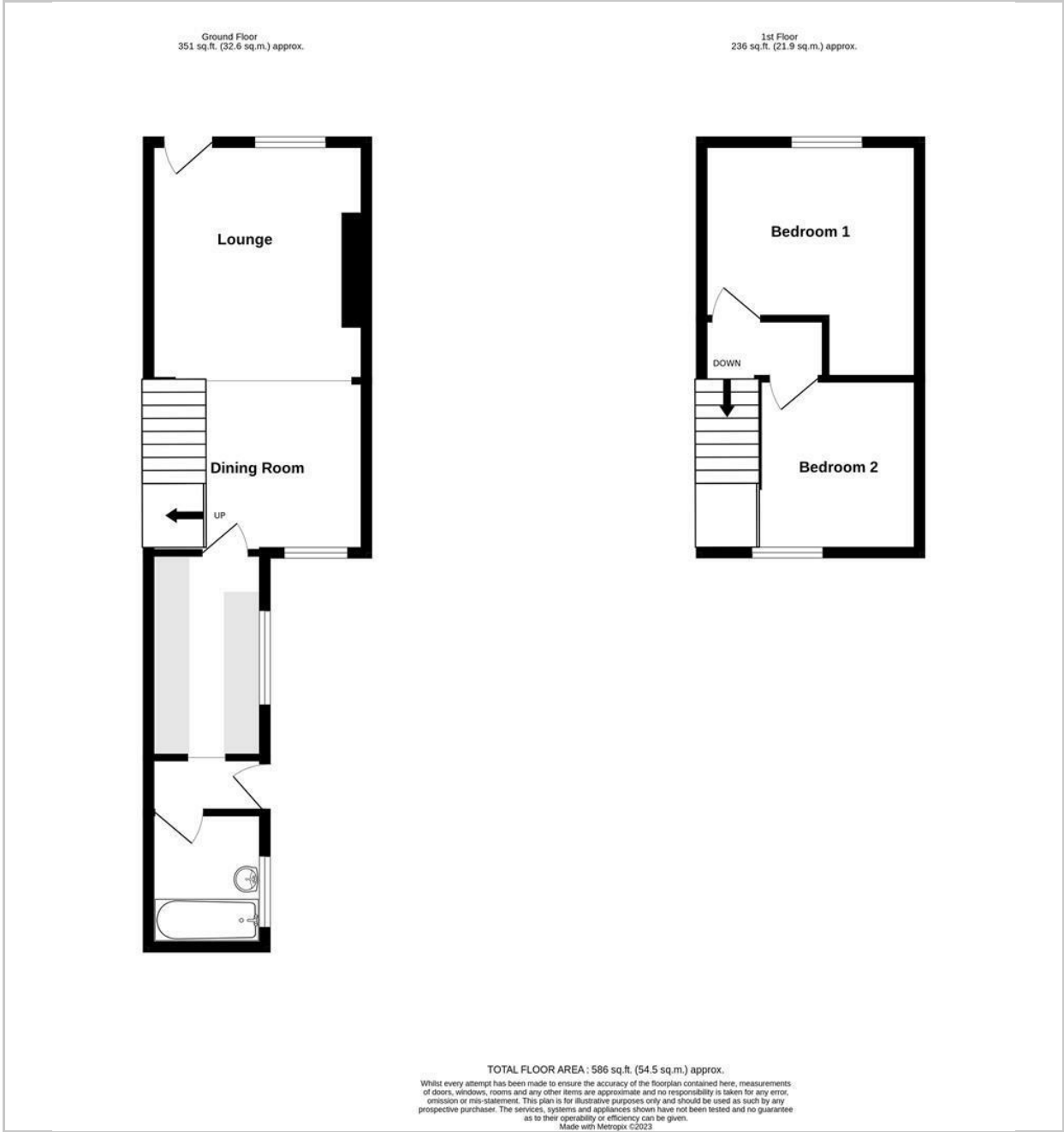


**Bedroom 2**  
11'6"8" x 8'9"1" (340.36 x 271.78)  
11'2" x 8'11" (3.40m x 2.72m)

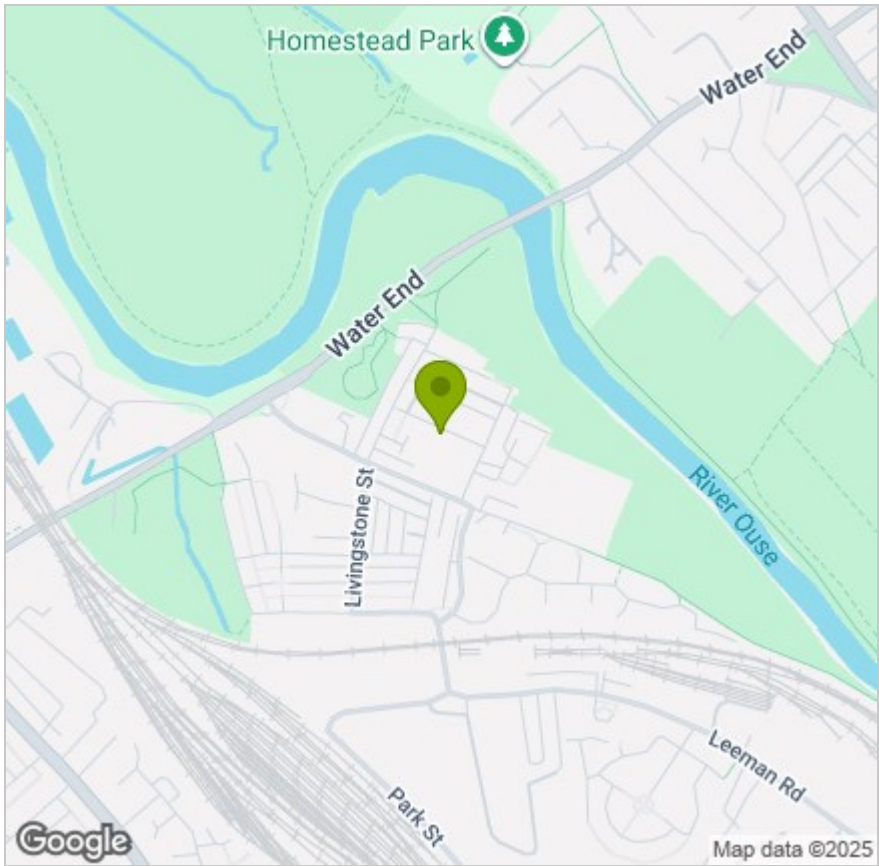
**Enclosed Courtyard**  
(EPC) EEC above EIR



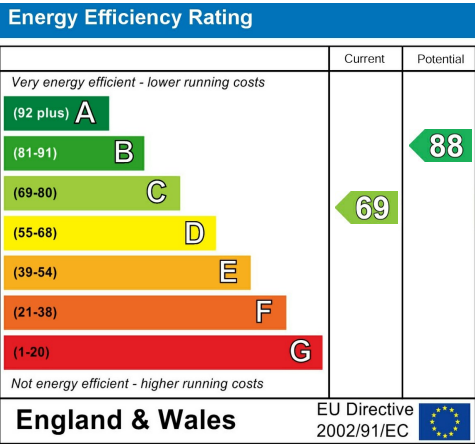
FLOOR PLAN



LOCATION



EPC



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