



22 (Flat 5) Burton Stone Lane
York, YO30 6BU
£950 PCM



***AVAILABLE BEGINNING OF JUNE ***

This property is within 10 minutes walk of the city centre and comprises a large bright open plan living area which leads onto a separate fitted kitchen with furnished white goods included (Oven and hob and fridge freezer). The property also benefits from a carpeted hallway from the living area leads to a spacious newly renovated bedroom and bathroom with bath and shower.

Access to a communal coin washing machine and dryer in the out house and spacious shared garden.

The property will be let on an unfurnished basis and is available now.

Sorry no or smokers.

EPC - E // Council Tax - A

Lounge

12'6" x 13'10" (3.83m x 4.24m)

Kitchen

6'11" x 8'5" (2.11m x 2.57m)

Hallway

Bedroom

14'5" x 13'8" (4.41m x 4.17m)

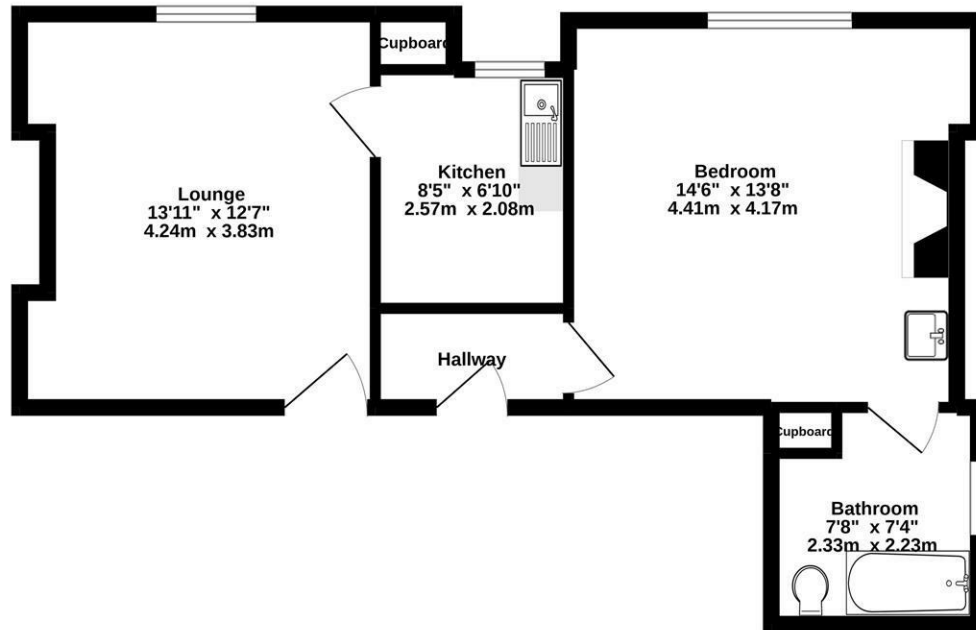
Bathroom

7'3" x 7'6" (2.23m x 2.31m)



FLOOR PLAN

Ground Floor
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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			83
(69-80) C			
(55-68) D			
(39-54) E		43	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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