

24 Balmoral Terrace, South Bank
York, YO23 1HS
£1,350 PCM



AVAILABLE LATE NOVEMBER*

This well presented, unfurnished, three bed house is located in the popular location of Southbank within close proximity of the Knavesmire, Rowntree Park and York city centre.

The property comprises a fore courted entrance hallway, which opens up to a cosy lounge/snug with feature fireplace. This leads onto the reception room which overlooks the south west facing courtyard at the rear and opens up to the beautiful and bright kitchen space with white goods, including fridge freezer, washer dryer and integrated oven and hob. Finally at the rear of the property is the downstairs bathroom with bath and shower and heated towel rail.

As you proceed up the stairs there are two bedrooms and first floor shower room. A second flight of stairs leads up to a third room.

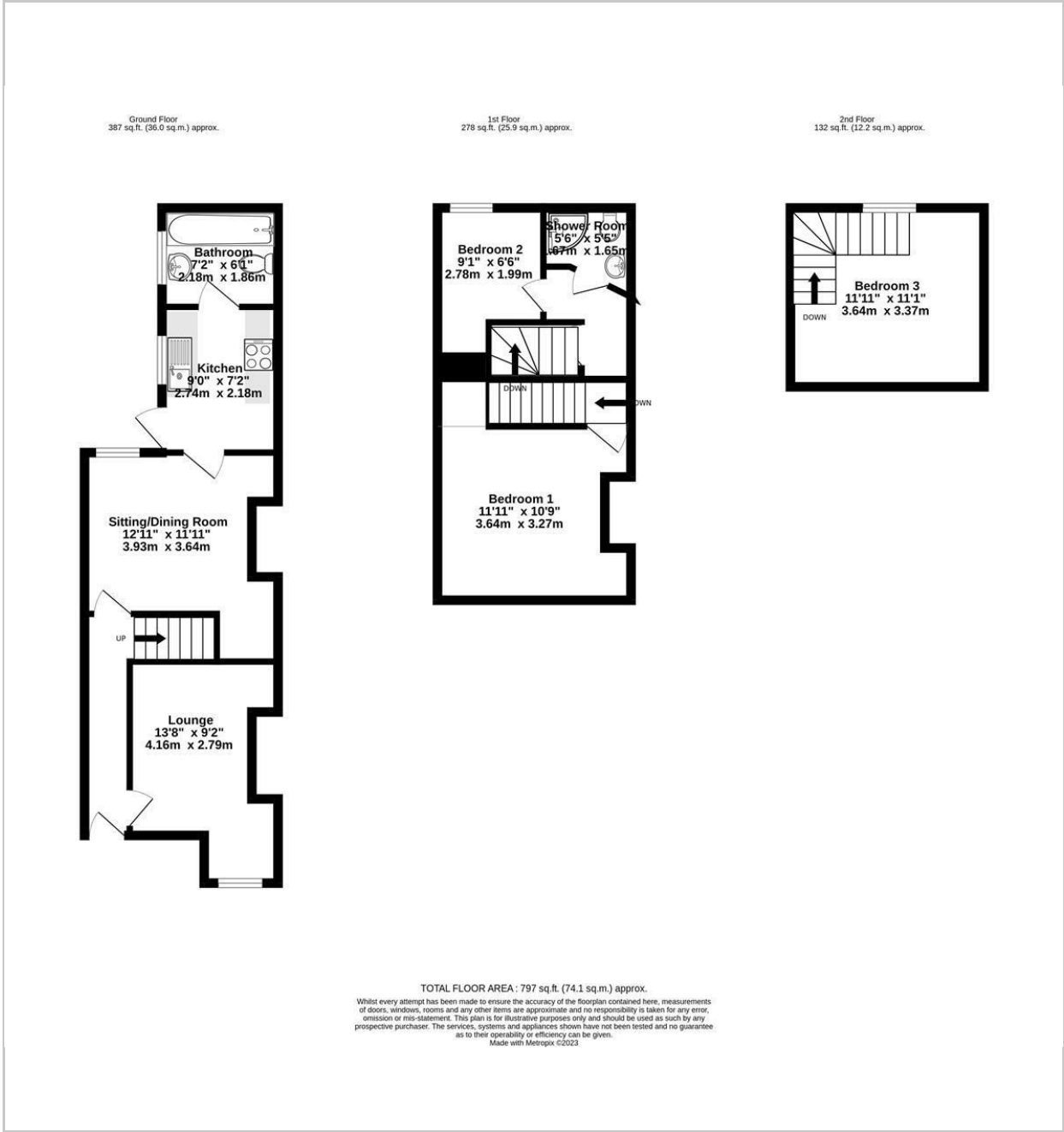
EPC Rating C

Council Tax Band B

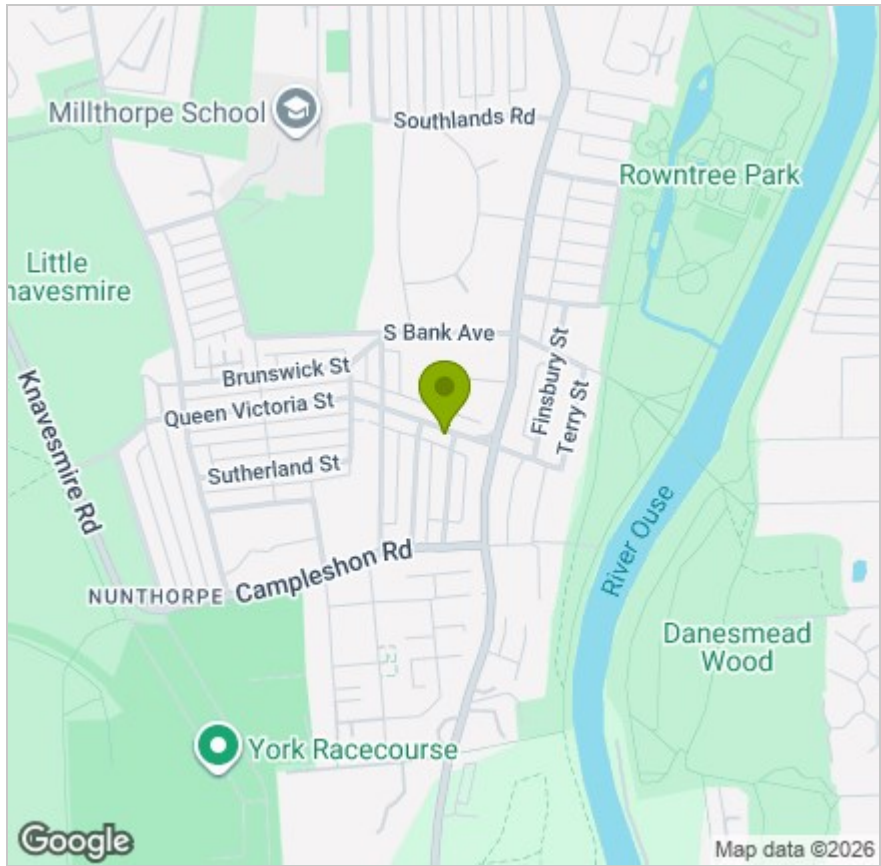




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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

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