



105 Queen Victoria Street South Bank
York, YO23 1HW
£1,175 Per Month



This charming two bedroom terrace property situated in the popular south bank area of York. Recently renovated throughout, the property offers a fresh, modern feel. The interiors include two well-proportioned bedrooms and a newly fitted contemporary bathroom, and comfortable living spaces ideal for a couple or a small family.

To the rear is a small but quaint courtyard style garden, providing a pleasant and private outdoor space that is easy to maintain.

Available now, this beautifully renovated property is ideally located for access to York City Centre and the amenities of South Bank.

EPC rating D
Council Tax B

Property Features

A Two Bedroom Period Mid Terrace House
Close To Local Amenities And The City Centre
2 Reception Rooms And Modern Fitted Kitchen
Rear Walled Courtyard
Unfurnished
Available Now

Lounge

1191'8" x 1191'8" (363.22 x 363.22)
UPVC glazed window to the front

Dining Room

1108'4" x 975'0" (337.82 x 297.18)
UPVC double glazed window to rear.
Staircase to first floor

Kitchen

1025'0" x 533'4" (312.42 x 162.56)
Oven. Space for fridge freezer and plumbing for washing machine. UPVC double glazed window to the side. Tiled flooring. Current tenant willing to leave washing machine and fridge freezer if new tenant would like to purchase? Please discuss further on viewing.





Ground Floor Bathroom

625'0" x 525'0" (190.5 x 160.02)
UPVC double glazed window to the rear

Landing

Doors to...

Bedroom 1

1108'4" x 1108'4" (337.82 x 337.82)
UPVC double glazed window to the front. Built in storage cupboard.

Bedroom 2

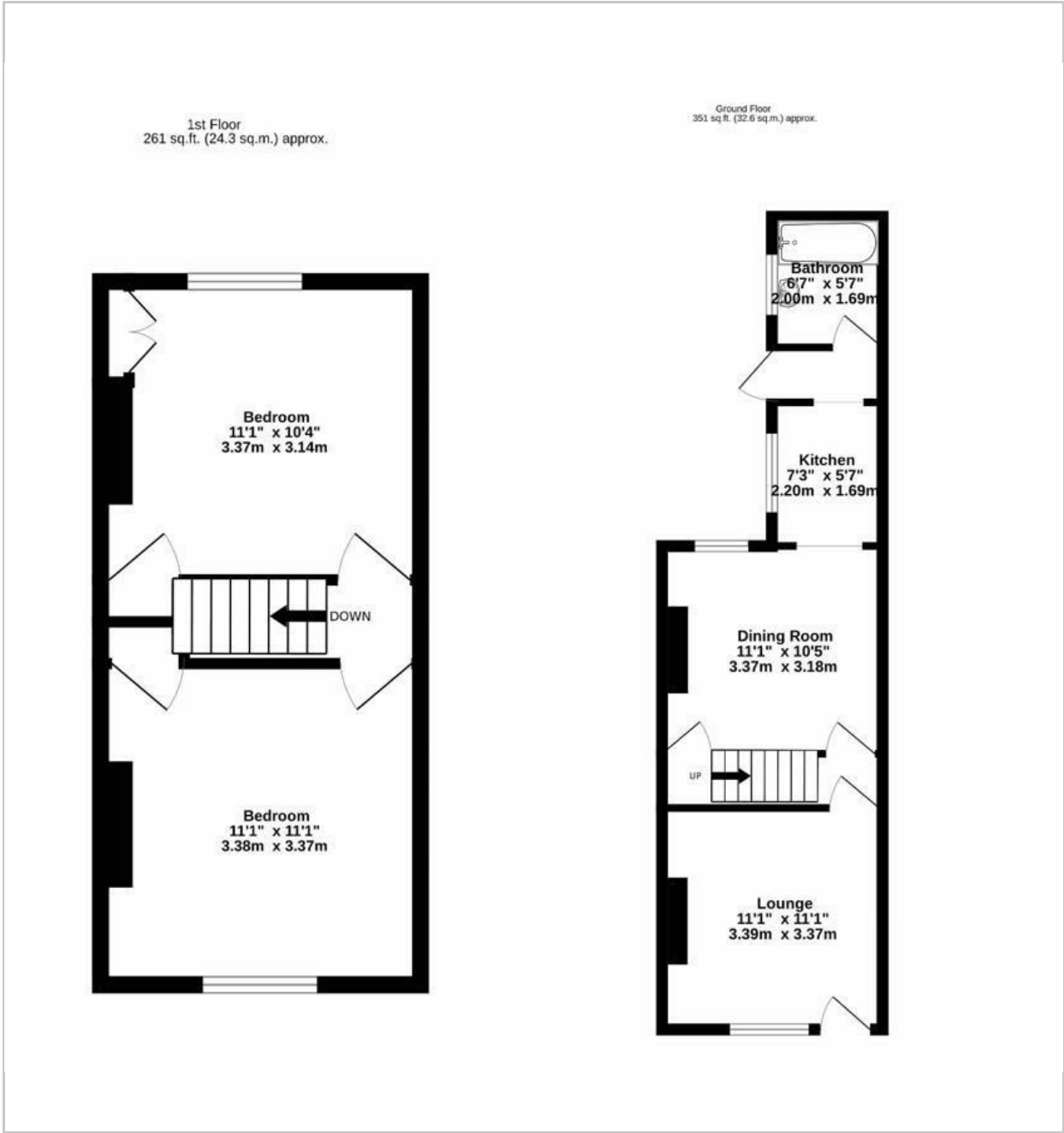
1100'0" x 983'4" (335.28 x 299.72)
UPVC double glazed window to the rear. Built in Cupboard housing boiler.

Outside

Walled courtyard

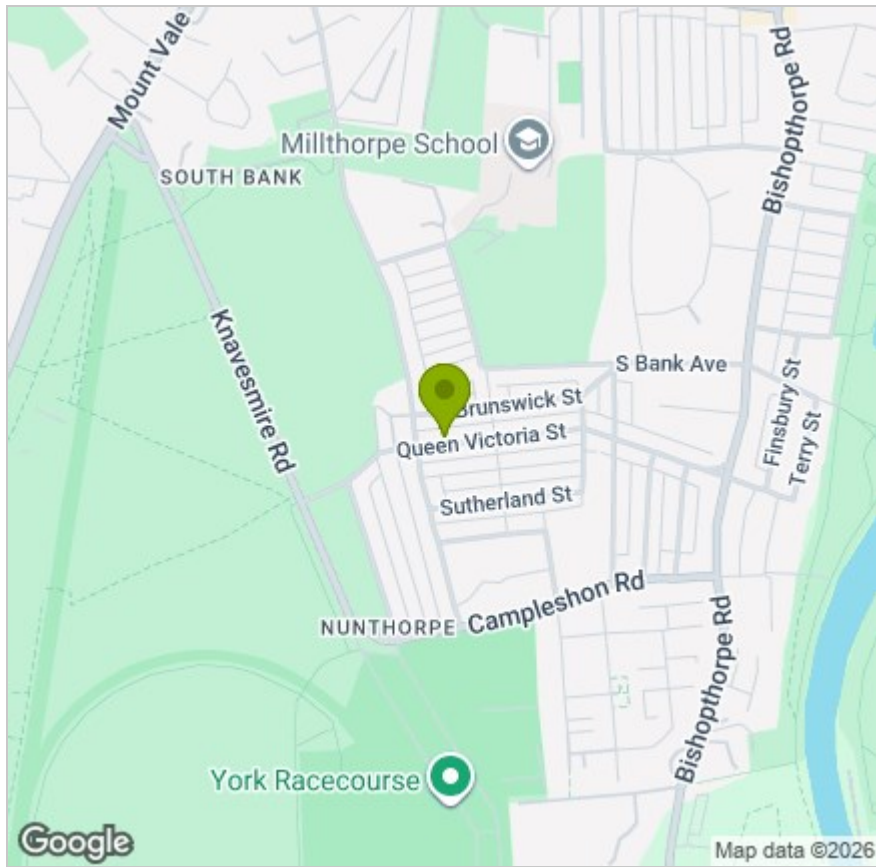


FLOOR PLAN



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(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