



## 199 Burton Stone Lane, York, YO30 6DG

Two Bedroom Spacious Flat | Over Two Floors | York City Centre Location | Close to Amenities

- Two Bedroom Flat
- Gas Central Heating
- Council Tax Band B
- Over Two Floors
- Freehold
- York City Centre Location
- On-Street Parking
- EPC D
- Close to Amenities

**£995 Per Month**

Jigsaw Letting are pleased to welcome to the market this charming two-bedroom flat on Burton Stone Lane. Nestled in the heart of York offering a delightful blend of comfort and convenience. Spanning an impressive 915 square feet, the property is thoughtfully arranged over two floors, providing ample space for both relaxation and entertaining.

Upon entering, you are welcomed into a bright and airy reception room, perfect for unwinding after a long day or hosting friends. The flat features two well-proportioned bedrooms, each offering a peaceful retreat, ideal for restful nights. The bathroom is conveniently located, ensuring ease of access for all residents.

The property benefits from gas central heating, ensuring a warm and inviting atmosphere throughout the year. Its prime location in York city centre means you are just a stone's throw away from a vibrant array of shops, restaurants, and cultural attractions, making it an ideal choice for those who appreciate urban living.

For those with vehicles, on-street parking is available, adding to the convenience of this lovely home. Whether you are a young professional, or looking to downsize, this flat presents a wonderful opportunity to enjoy the best of York living. Do not miss the chance to make this delightful property your own.

### **COUNCIL TAX BAND**

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

### **HOW DO I APPLY FOR A PROPERTY?**

To avoid disappointment please contact the office to request an application form for the property you wish to apply for following your viewing.

### **LETTINGS FEES UPON APPLICATION**

Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month's rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk) or call for more details

### **LETTINGS VIEWINGS**

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

### **OPENING HOURS LETTING TEAM**

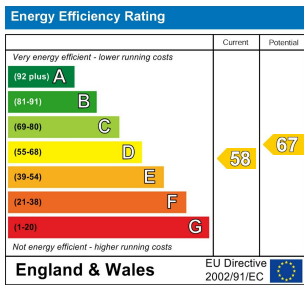
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### **TO LET PROPERTY DETAILS**

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.







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