



1 Block D, Aviator Court Clifton Moor

York, YO30 4UZ

£995 PCM

 1  1  1  D

****MODERN ONE BEDROOM APARTMENT****

LARGE ONE BEDROOM GROUND FLOOR APARTMENT within this converted development, convenient for local amenities and easy access to the York by-pass.

The property is finished to a high specification and comprises of a private entrance, large living room with open plan contemporary kitchen complete with fitted appliances, double bedroom and modern shower room.

Available to rent from 3rd September 2026

Council Tax Band A

EPC Rating D

Open Plan Living Kitchen

19'7" x 17'1" (5.97m x 5.21m)

Bedroom

11'8" x 10'11" (3.56m x 3.35)

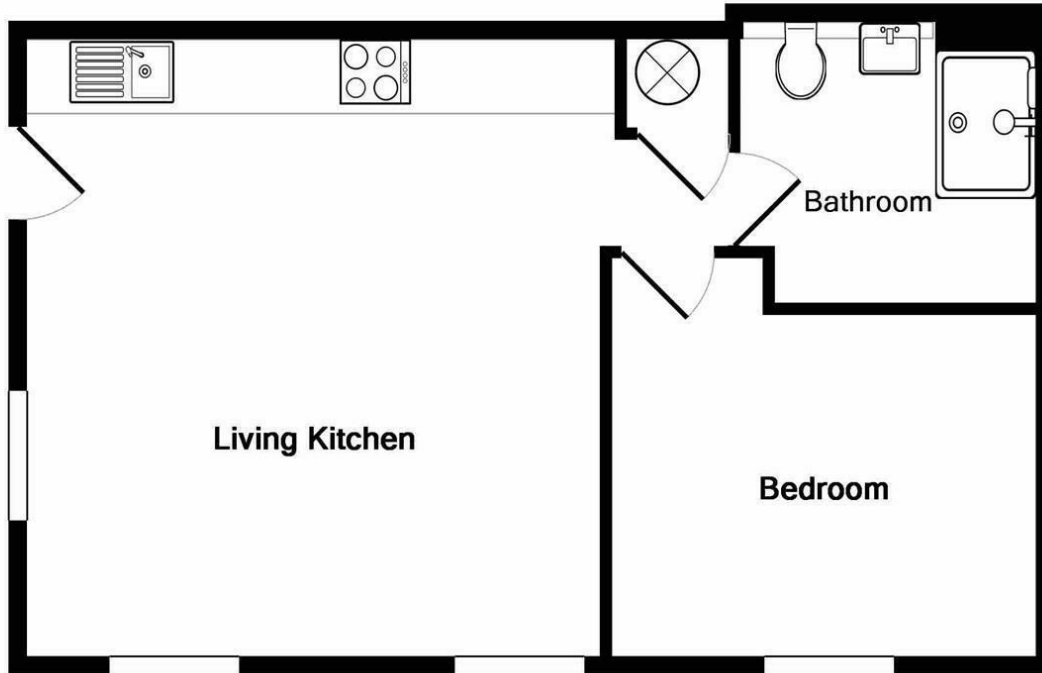
Shower Room

7'10" x 8'0" (2.39m x 2.44m)

Outside



FLOOR PLAN



Living Kitchen

Bedroom

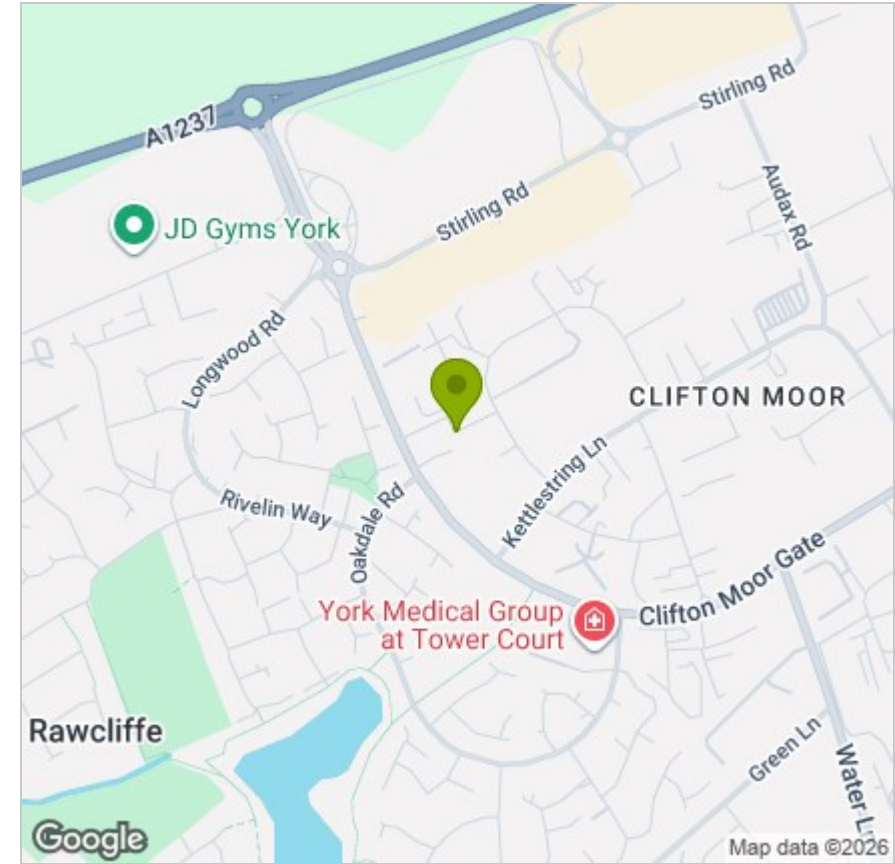
Bathroom

Total Approx. Floor Area 463 Sq.Ft. (43.0 Sq.M.)


Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(69-80) C			
(55-68) D		62	62
(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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