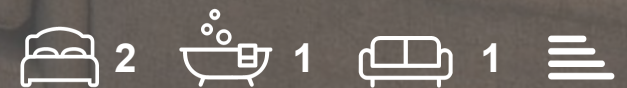




2 The Croft, 128 Acomb Road York
, YO24 4HA

£1,800 Per Month



*****THIS PROPERTY IS AVAILABLE AS A SERVICED LET FOR SHORT LETS. UP TO A MAXIMUM OF 3 MONTHS. NO SMOKING, NO PETS. FULLY FURNISHED. Additional fixed fee for bills is £350 per month (covers council tax, water, electricity, heating, and broadband) on top of rent. An additional refundable security deposit charge of £300 is also required****

Available Immediately.

FABULOUS 2 BEDROOM FIRST FLOOR APARTMENT WITH PARKING. The property has an external staircase which leads to a private entrance door leading into a hallway, lounge/dining room, kitchen with contemporary units, 2 double bedrooms and bathroom/WC. There is also allocated car parking and a communal courtyard and cycle store.

Hallway

Lounge/Dining Room

2450'0" x 1200'0" (746.76 x 365.76)
24' 6" x 12' (7.47m x 3.66m)

Dining Kitchen

958'4" x 725'0" (292.1 x 220.98)
9' 7" x 7' 3" (2.92m x 2.21m)

Bedroom 1

1316'8" x 1000'0" (401.32 x 304.8)
13' 2" x 10' (4.01m x 3.05m)

Bedroom 2

1150'0" x 1000'0" (350.52 x 304.8)
11' 6" x 10' (3.51m x 3.05m)

Bathroom

1100'0" x 500'0" (335.28 x 152.4)

Allocated Parking Space

EPC





WelcomeLets
Yorkshire

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		
(81-91) B		
(69-80) C		
(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	