



72A Clarence Street
York, YO31 7EL
£1,200 PCM

****Two Bed Apartment****

This lovely two bed apartment a short walk from York City Centre has become available for rent. As you proceed up the first flight of stairs you are greeted by the modern open plan kitchen and living space and the first double bedroom.

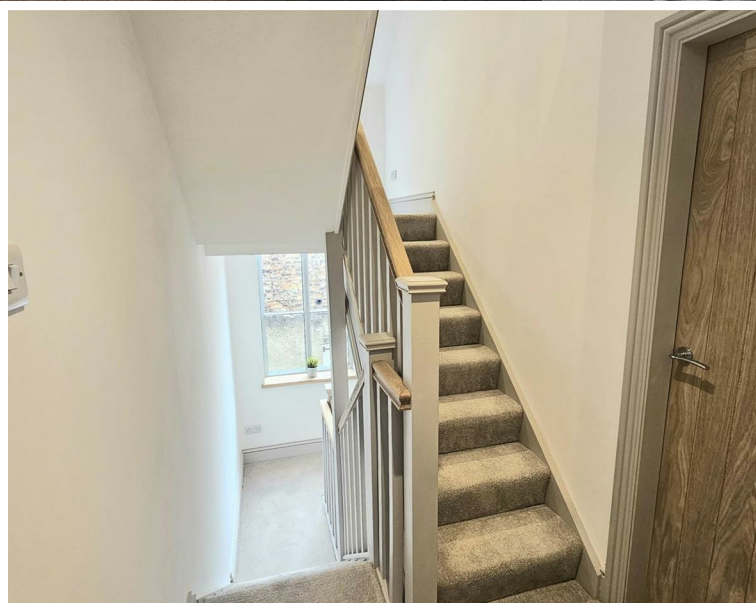
You progress up the next flight of stairs, you will find the second double bedroom along with a new shower room.

The property is finished to a high standard and a viewing is highly recommended.

EPC Rating D

Council tax band A





FLOOR PLAN

Ground Floor

1st Floor

2nd Floor

Entrance Hall

Bedroom

Kitchen/Diner

Bedroom

Bathroom

Stairs

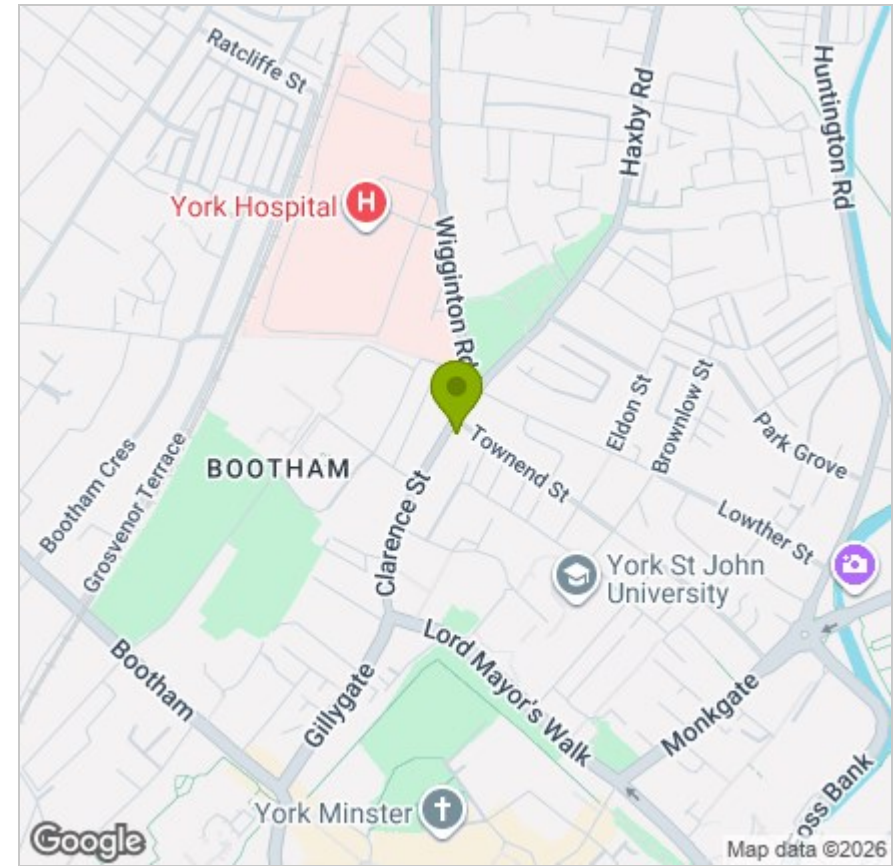
Hallway

UP

DOWN

Whilst every attempt has been made to ensure the accuracy of the floorplan 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			77
(55-68) D	61		
(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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