

22 (Flat 6) Burton Stone Lane
York, YO30 6BU

£850 PCM

1 1 1 E

This spacious one-bedroom apartment will be available from mid-March.

Situated on the residential street of Burton Stone Lane, the property is conveniently located close to the city center, train station, York Hospital, and YSJ University.

Accessed via a private entrance hallway off the communal landing, the apartment opens into a bright and generously sized lounge. The kitchen can be reached from both the lounge and hallway and provides access to the separate shower room.

The bedroom, located just off the kitchen, comfortably accommodates a double bed and offers ample space for furnishings.

There is a communal coin-operated washing machine and separate dryer located in the outhouse.

The property is offered unfurnished.

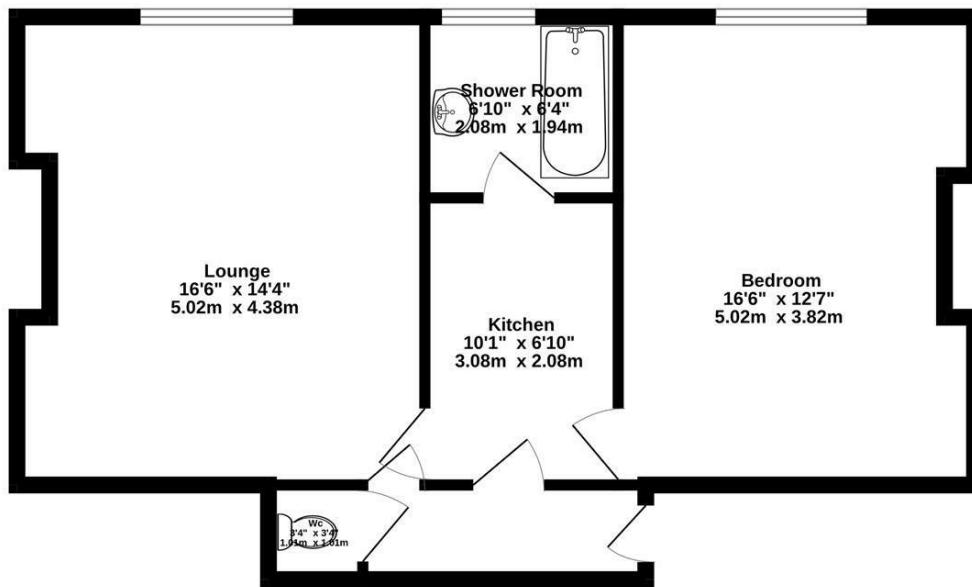
EPC Rating – E
Council Tax Band – A

Sorry, pets and smokers are not permitted.



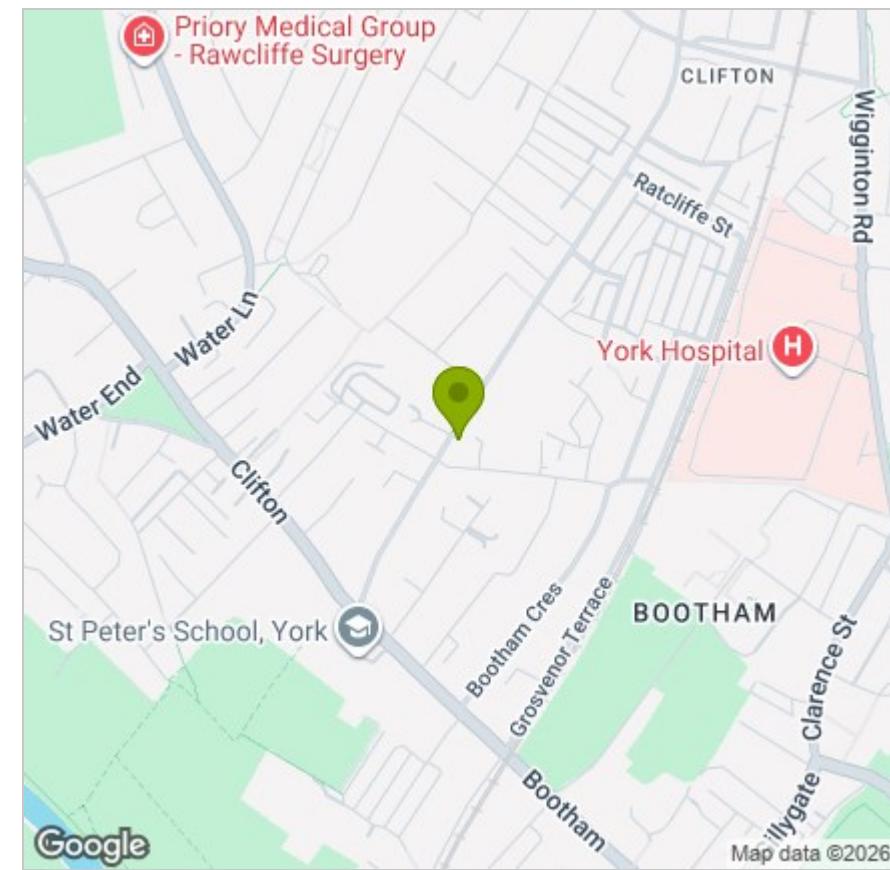
FLOOR PLAN

Ground Floor
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.
Whilst every care 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	78
(55-68)	D	
(39-54)	E	50
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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