



Flat 4 Trinity House, East Mount Road

York, YO24 1BD

£1,050 Per Month



ONE BEDROOM FURNISHED FLAT AVAILABLE NOW!

This one bedroom, furnished, first floor flat is located just off Blossom Street and is a short 10 minute walk into York city centre. The property benefits from easy access to all local bus routes including the Coastliner which can take you to the coast.

As you walk into the property, you are greeted with a large entrance hall, followed by the double bedroom and the bathroom with walk in shower.

Moving around the property, you will find the open plan lounge which benefits from 4 windows allowing ample natural light. The kitchen is located just off the lounge which includes all white goods (fridge with box freezer/ washing machine/ oven and hob). A lovely Juliet Balcony can also be accessed to the rear of the kitchen.

This property would be ideal for a couple or sole occupancy.

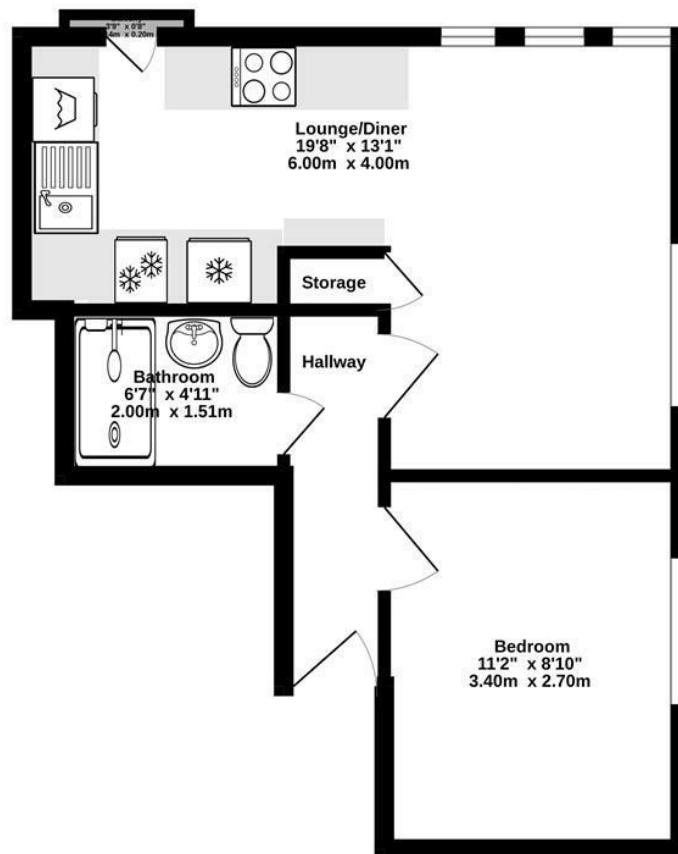
EPC - D
COUNCIL TAX - A





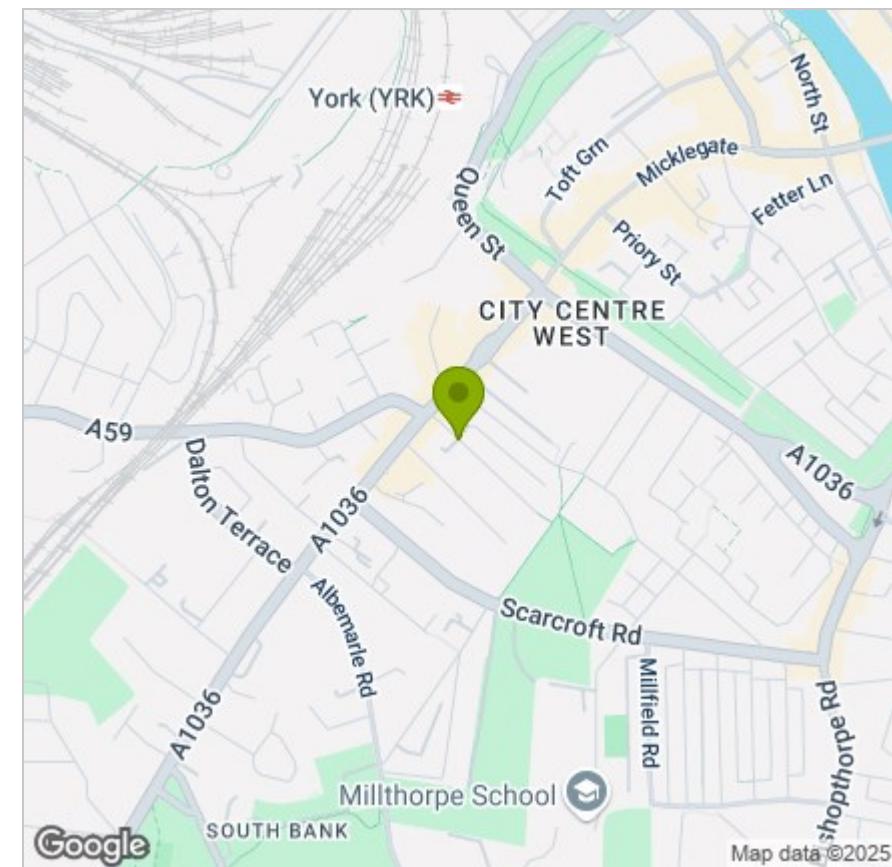
FLOOR PLAN

Ground Floor
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 370 sq.ft. (34.3 sq.m.) approx.
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.
Made with Metropix 62022

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	77
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.