



4 Aurega House, 180 Fulford Road York
North Yorkshire, YO10 4DA
£1,000 PCM

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****AVAILABLE LATE MAY****

This unfurnished, ground floor flat located in the popular area of Fulford is just a short walk away from the city centre with a host of local amenities right on your doorstep.

The property comprises an entrance hallway leading you towards an open plan living/ kitchen area hosting plenty of natural light. White goods included.

The spacious double bedroom with in built storage pairs neatly with a lovely ensuite shower room.

Allocated Parking Space.

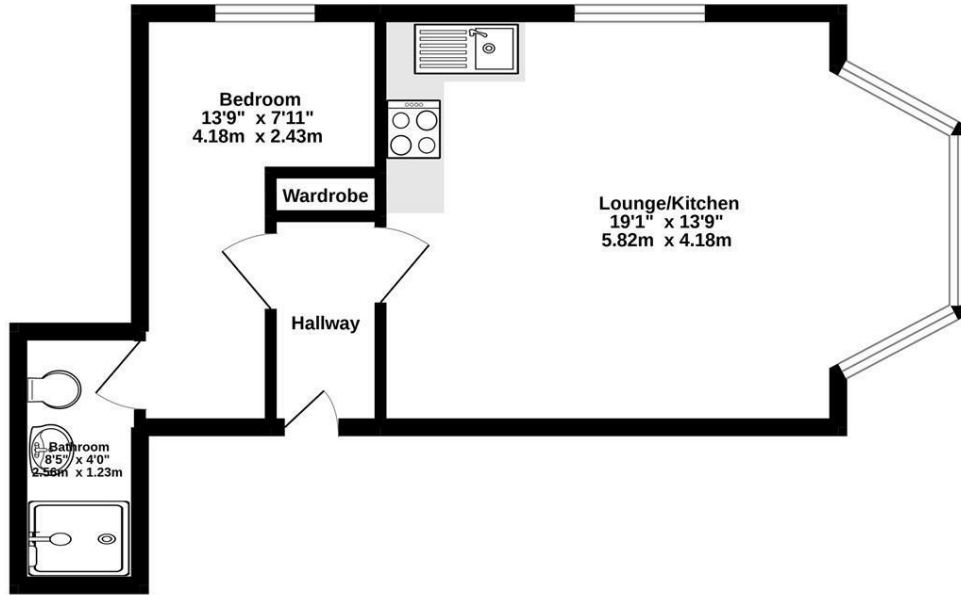
Council Tax Band B. EPC Rating C





FLOOR PLAN

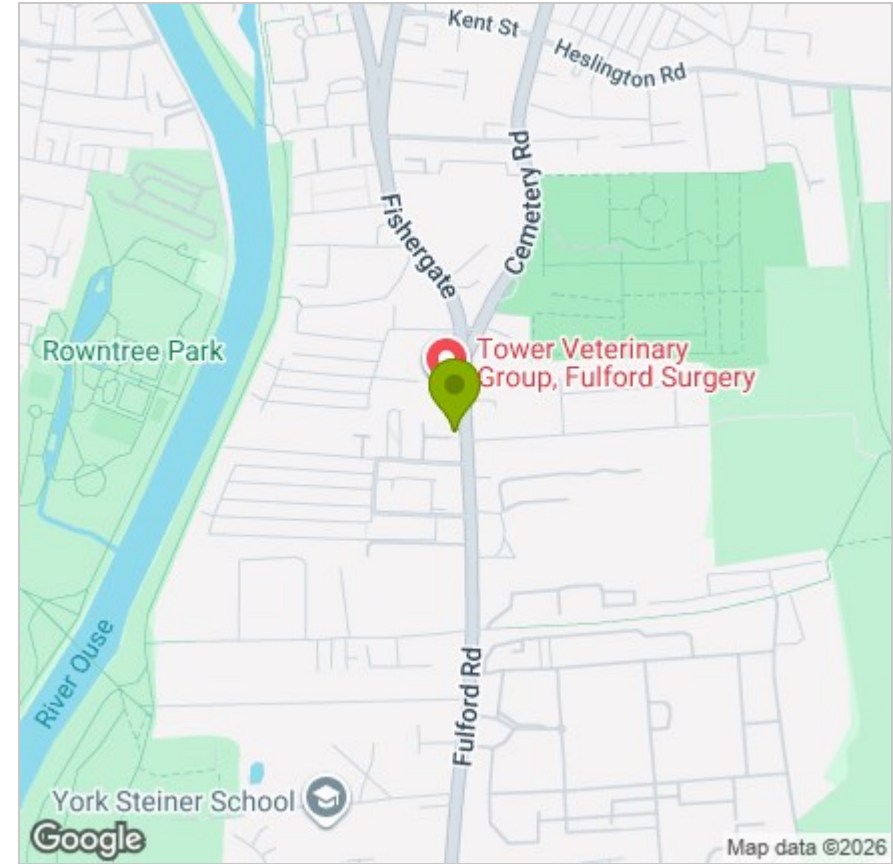
Ground Floor
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 383 sq.ft. (35.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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	80
(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	

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