



44 Finsbury Street
York, YO23 1LT
£1,200 Per Month

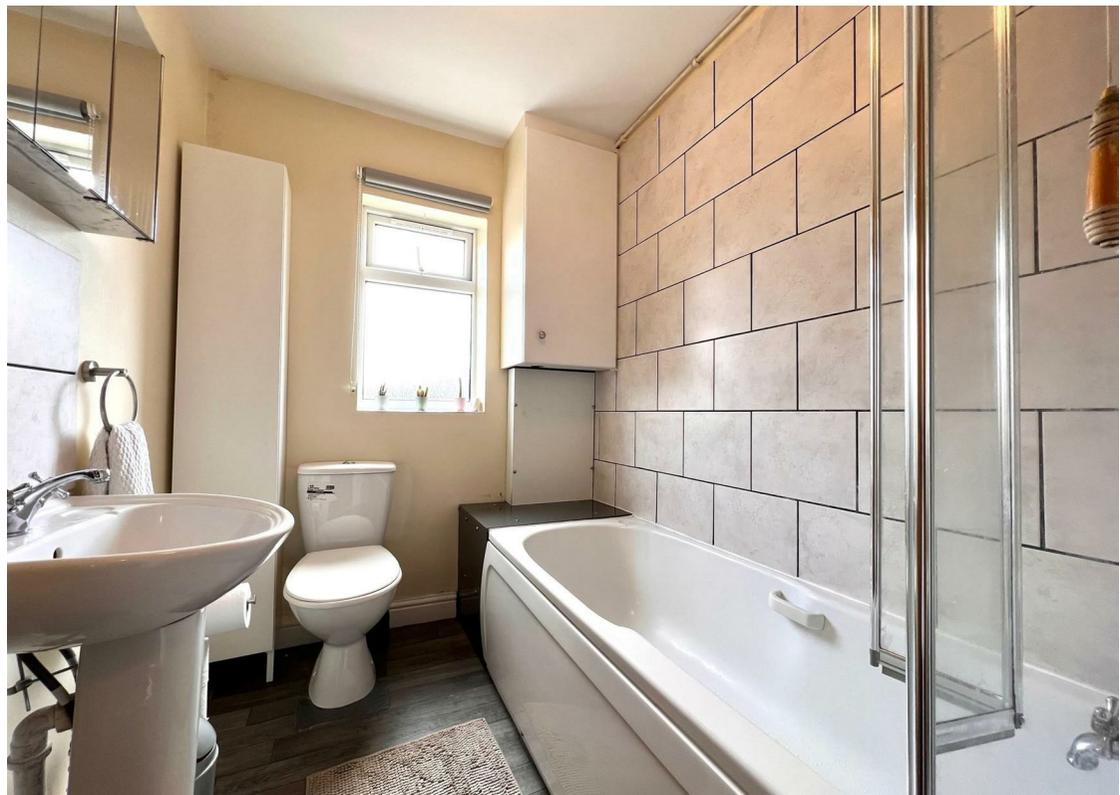
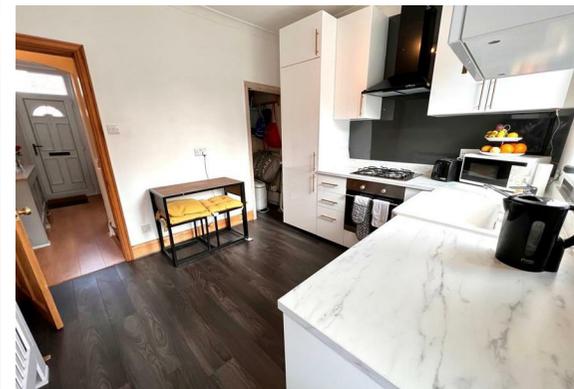
This immaculately presented two bedroom terraced house is located in the sought after location of South Bank within close proximity of the city centre, York Racecourse and Rowntrees Park.

The property comprises a well presented lounge with feature fireplace which leads onto the highly modernised kitchen with dishwasher, washing machine and integrated fridge/freezer and oven/hob.

As you proceed up the stairs are two large double bedrooms and upstairs bathroom with bath and shower.

The property is to be let on a furnished basis. Sorry no smokers. Pets permitted on a case-by-case basis. Council Tax Band 'B'. EPC - D

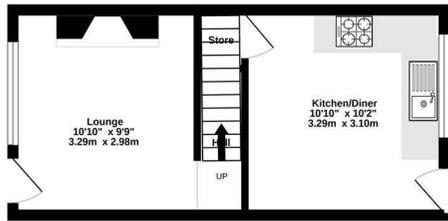
Available 1st May.



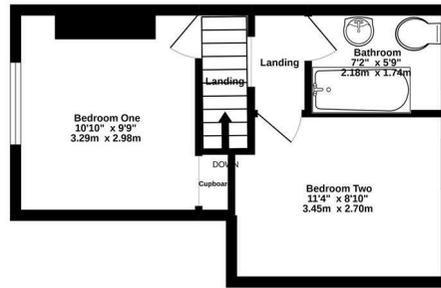


FLOOR PLAN

Ground Floor
238 sq.ft. (22.1 sq.m.) approx.



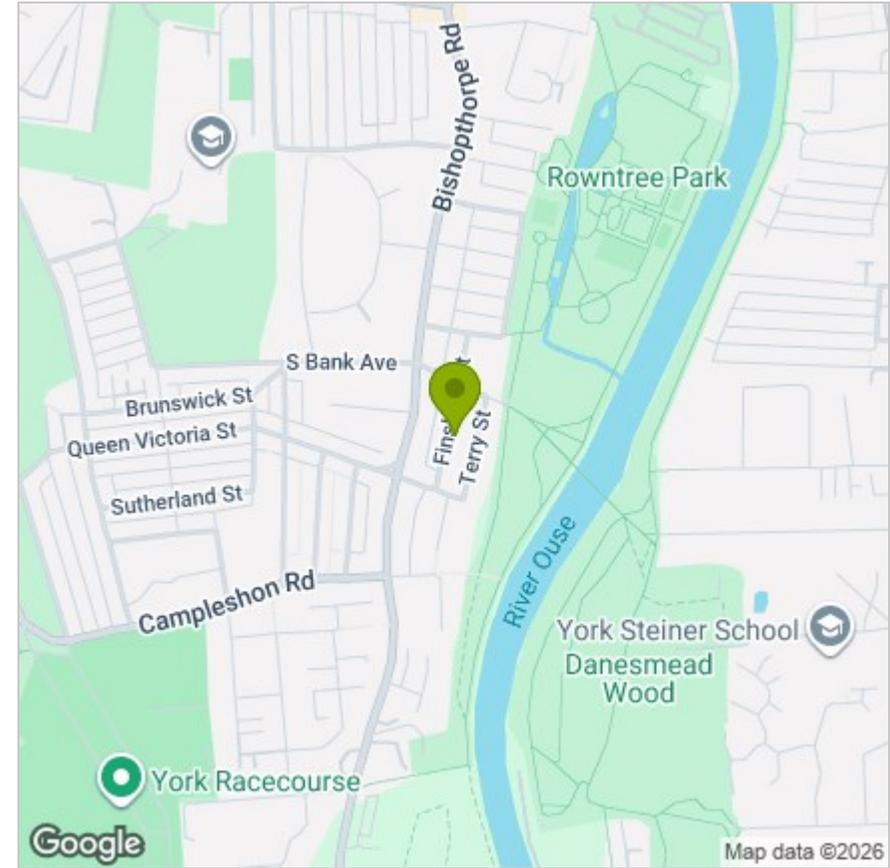
1st Floor
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 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.
Made with Metropix ©2022

LOCATION



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(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.