



72 Cromer Street  
York, YO30 6DL  
£1,395 Per Month



**\*AVAILABLE MID JUNE\***

This beautifully presented three bedroom terraced house is located within close proximity of the city centre, York University, York hospital and is close to a host of local amenities. The property comprises a fore-courted entrance which leads onto the entrance hallway opening up to the bright lounge with feature fireplace and bay window.

The second reception room overlooks the paved courtyard and leads onto the kitchen with integrated oven and hob and white goods including washing machine and fridge/freezer and downstairs WC.

As you proceed upstairs, you will find three, spacious bedrooms with feature fireplaces and a modernised bathroom with walk-in shower and heated towel rail.

Sorry no pets or smokers.  
EPC Rating D  
Council Tax Band 'B'.



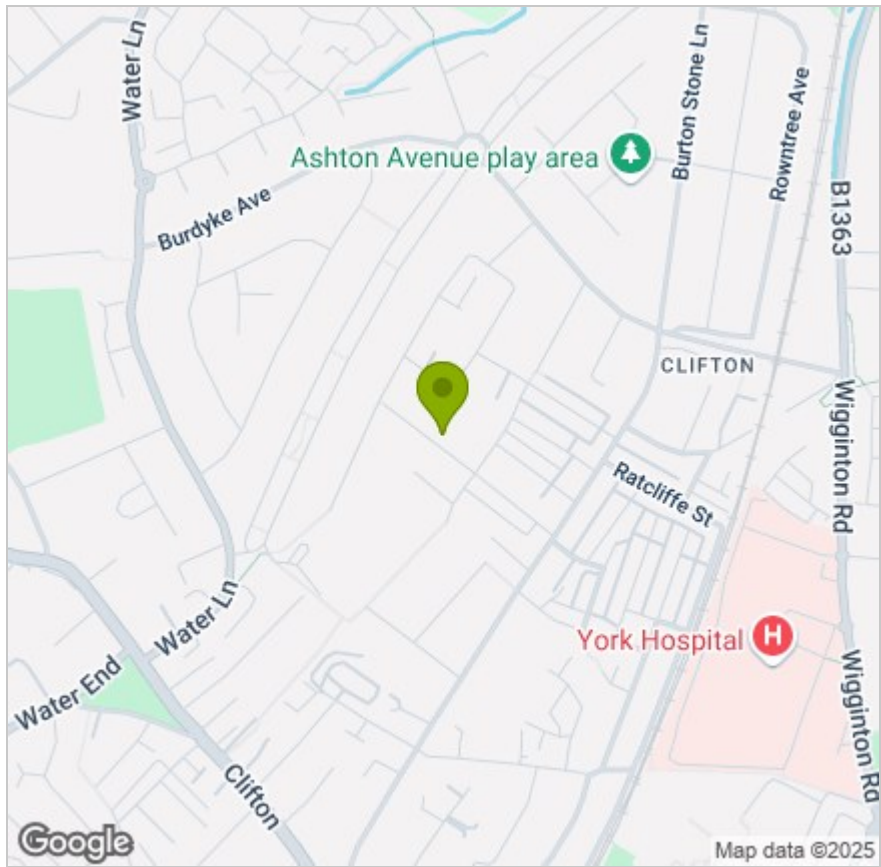




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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