



11 Scott Street
York, YO23 1NR
£1,400 PCM

 2  1  2  D

AVAILABLE STRAIGHT AWAY

Early booking for this property is highly recommended to avoid disappointment.

This property has recently had a full re-decoration and professional clean throughout, including the installation of a new kitchen extractor fan.

This well-presented two-bedroom terraced house located on Scott Street in York offers comfortable and spacious living within a few minutes walk of Bishopthorpe Road. This area of the city boasts excellent bars, restaurants and coffee shops as well as shopping facilities, and is a twenty minute walk into the city centre. The train station is located about a fifteen minute walk away also.

The property features 2 reception rooms, a modern fitted kitchen, and a private rear courtyard ideal for relaxing or entertaining. Upstairs there are two well-proportioned bedrooms and a family bathroom.

Council Tax Band B
EPC Rating D
Pets considered on a case by case basis

Entrance Hall

Lounge

12'4" x 8'6" (3.76m x 2.61m)

Dining Room

12'0" x 10'3" (3.66m x 3.14m)

Kitchen

13'5" x 6'10" (4.1m x 2.09m)

Bedroom 1

12'2" x 10'2" (3.71m x 3.10m)

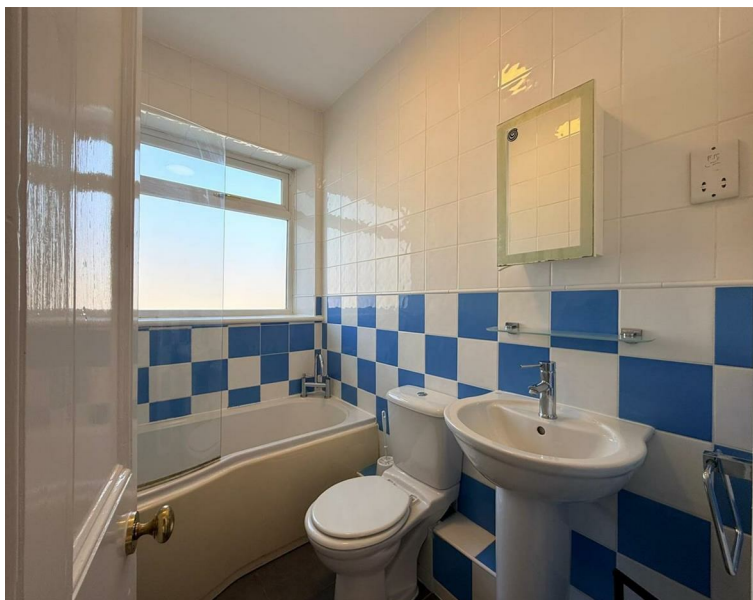
Bedroom 2

7'5" x 10'4" (2.28m x 3.16m)

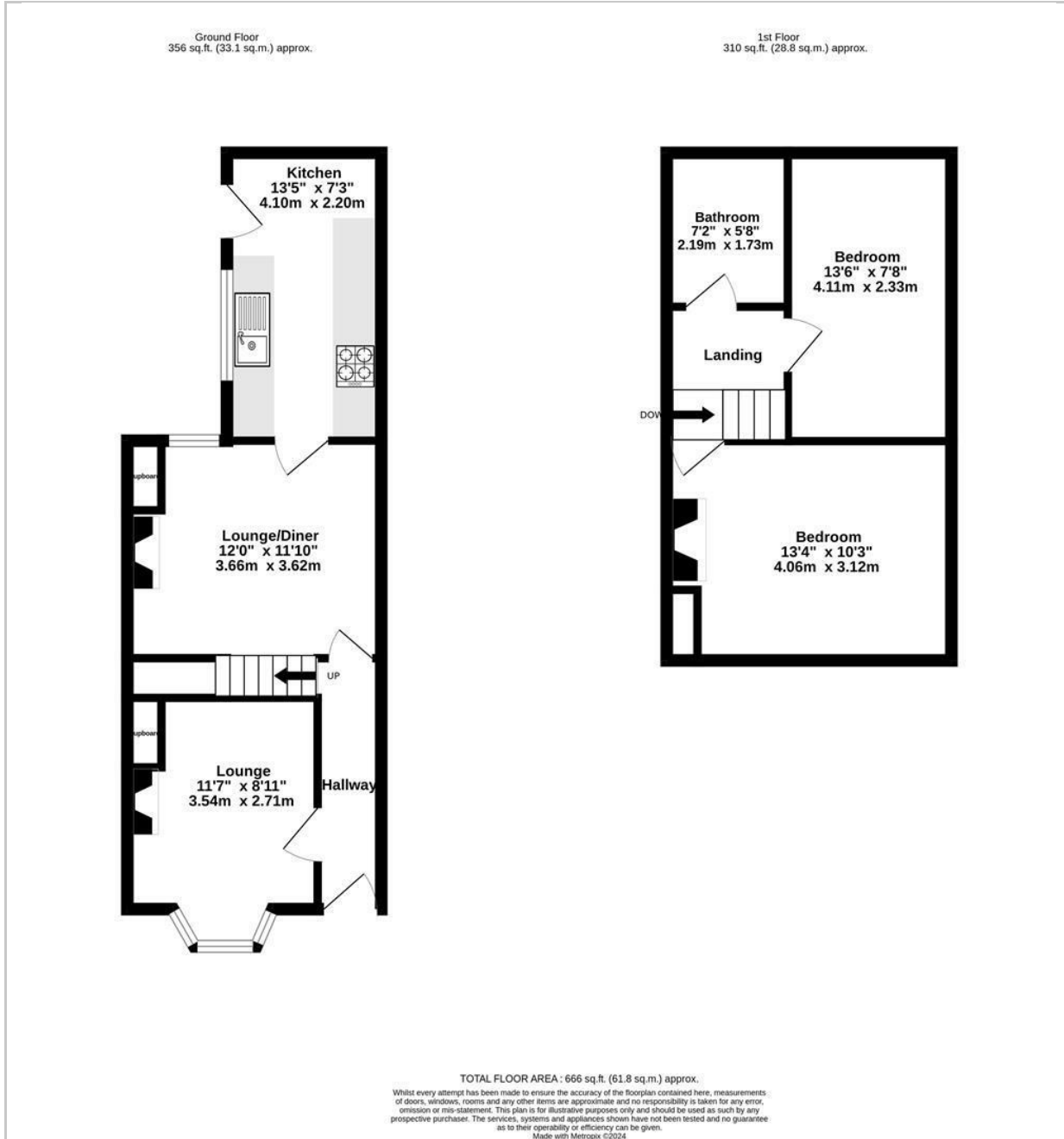
Bathroom

4'4" x 7'1" (1.33m x 2.18m)





FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 80 |
| (55-68) D | | 67 | |
| (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.