



3 Sturdee Grove
York, YO31 8FD
£900 PCM

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Available early April!

This cosy one bedroom property has recently come back to the market just off Huntington Road. Along with parking, and a walled garden, this property is suitable for a couple or a professional individual looking to find their first rental in the city of York.

Entering through the porchway of the property, you are greeted with the lounge area with open under stair space suitable for a small desk and computer. Off the lounge is a modern kitchen, with space for a small dining room table for two.

Proceeding up the stairs is a small landing space, with a bathroom complementing a bath and overhead shower unit, and double bedroom just off this area with alcove space for a single wardrobe.

Early viewing booking is highly advised for this property to avoid disappointment.

EPC - C

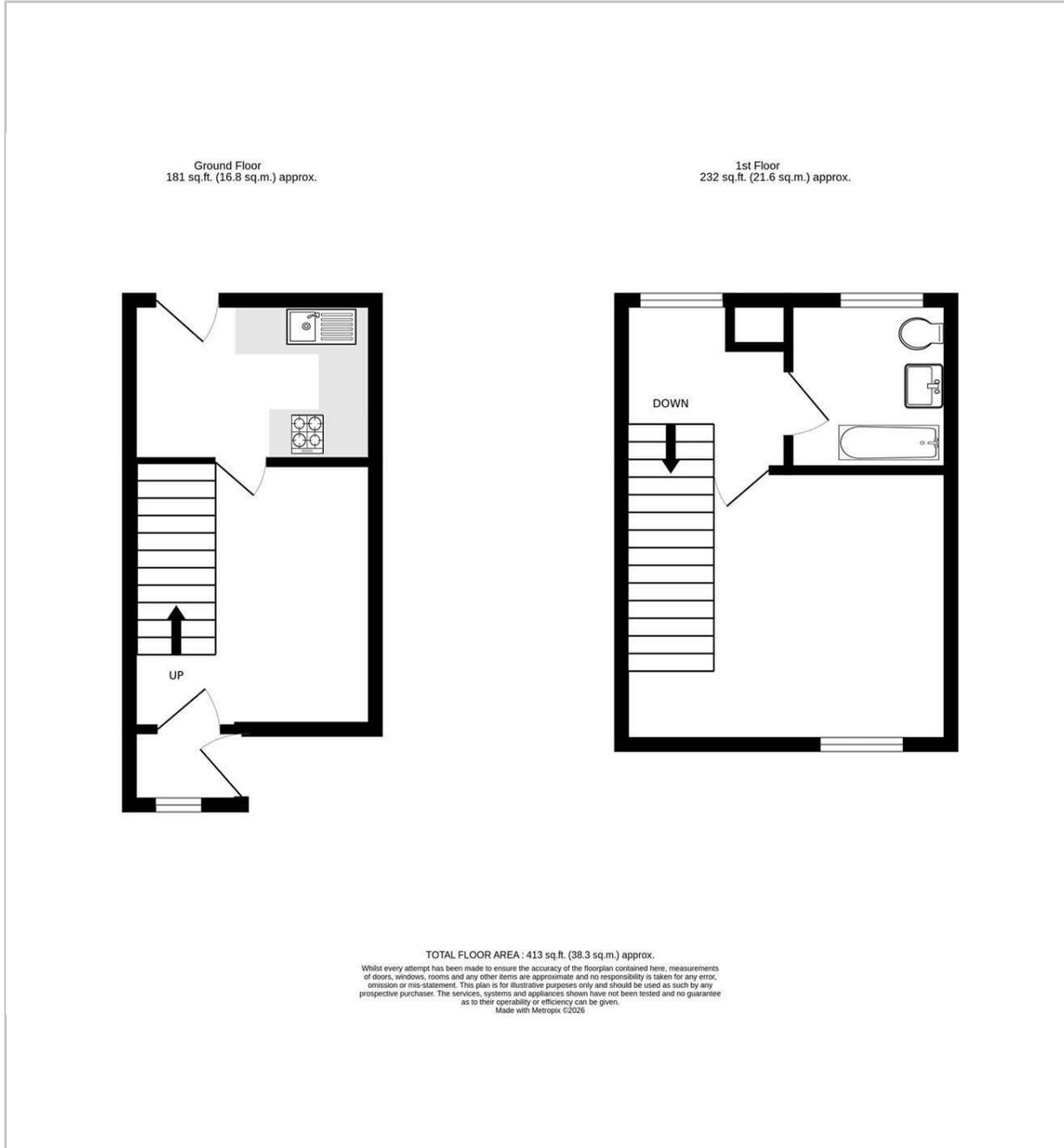
Council Tax - A

Pets considered on a case by case basis

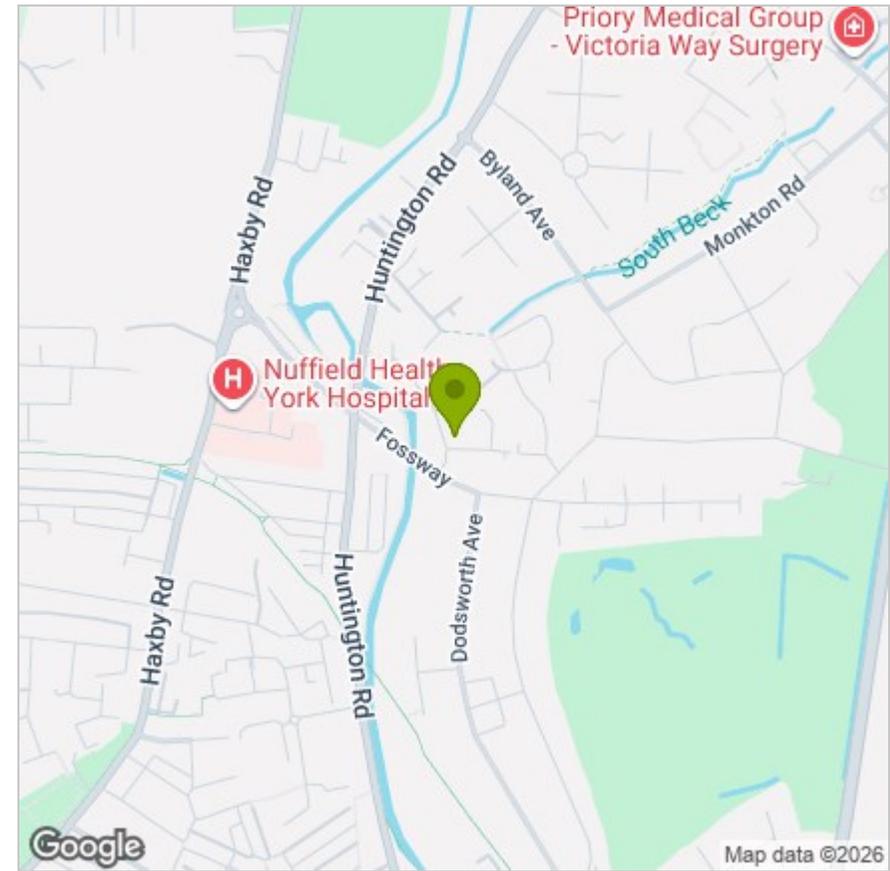




FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 89 |
| (69-80) C | | 69 | |
| (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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