

Available straight away

This beautifully presented two bedroom terraced house is located just off Burton Stone Lane.

With fantastic transport links available, this property is a around a half an hour walk into the city centre, and a short drive to the popular area of Bootham.

The property comprises an entrance leading you into the open plan lounge/diner which boasts two beamed open fireplaces.

As you move through the property, you're greeted by the bright galley kitchen with white goods including washing machine, separate dryer, fridge freezer and integrated oven and hob. This guides you into the downstairs bathroom with bath and shower.

Up the stairs are two well presented double bedrooms one of which overlooks the courtyard to the rear.

The property is to be let unfurnished.

EPC rating D. Council tax band B.

Entrance

Lounge/Dining Room 23'1" x 11'9" (7.05m x 3.6m)

Kitchen

15'5" x 5'2" (4.71m x 1.58m)

Bathroom

5'10" x 4'2" (1.79m x 1.29m)

Bedroom 1

10'8" x 10'7" (3.27m x 3.24m)

Bedroom 2

12'2" x 8'9" (3.73m x 2.69m)

















LOCATION FLOOR PLAN Ground Floor 384 sq.ft. (35.6 sq.m.) approx 1st Floor 275 sq.ft. (25.5 sq.m.) approx

Kitchen 15'5" x 5'2" 4.70m x 1.57m

Lounge/Dining Room 23'5" x 11'9" 7.13m x 3.58m

Bedroom 12'7" x 11'9" 3.84m x 3.58m Bedroom 11'9" x 10'10" 3.58m x 3.29m

CLIFTON Wigginton Rd Ratcliffe St York Medical Group Water Lane, doctor York Hospital Wigginton Rd BOOTHAM Coords Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 87 (69-80) 67 (55-68)

G

EU Directive

2002/91/EC

(39-54)

(21-38)

Not energy efficient - higher running costs

England & Wales

Haxby Rd

Two Bedroomed Terrace House TOTAL FLOOR AREA: 658 sq.ft. (61.2 sq.m.) approx.

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