



8 Aurega House 180 Fulford Road York  
North Yorkshire, YO10 4DA  
**£1,000 PCM**

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**\*\*AVAILABLE EARLY MAY\*\***

This unfurnished flat located in the popular area of Fulford is just a short walk away from the city centre with a host of local amenities right on your doorstep.

The property comprises an entrance hallway leading you towards an open plan living/kitchen area hosting plenty of natural light. White goods included.

The spacious double bedroom pairs neatly with a lovely ensuite shower room.

Allocated Parking Space.

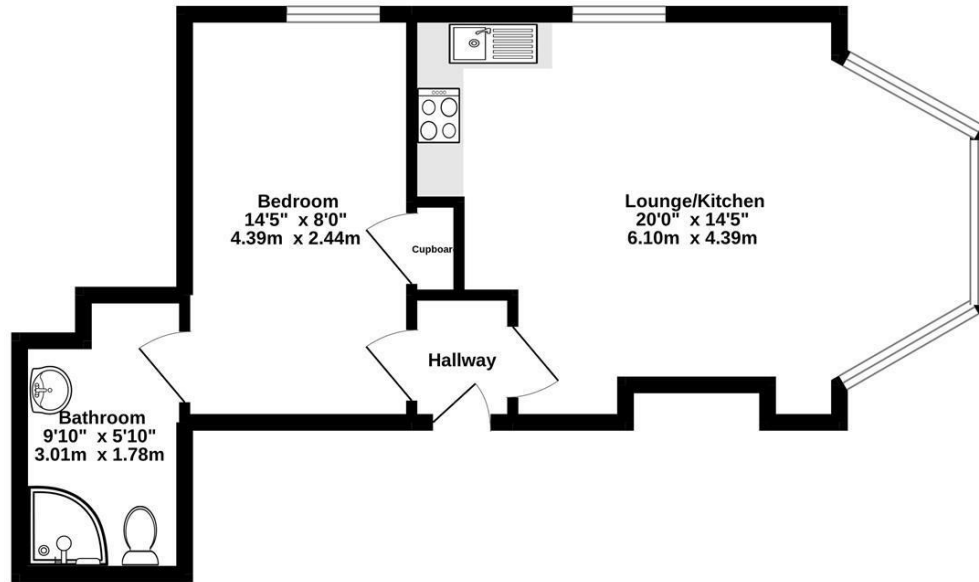
Council Tax Band B. EPC Rating C





## FLOOR PLAN

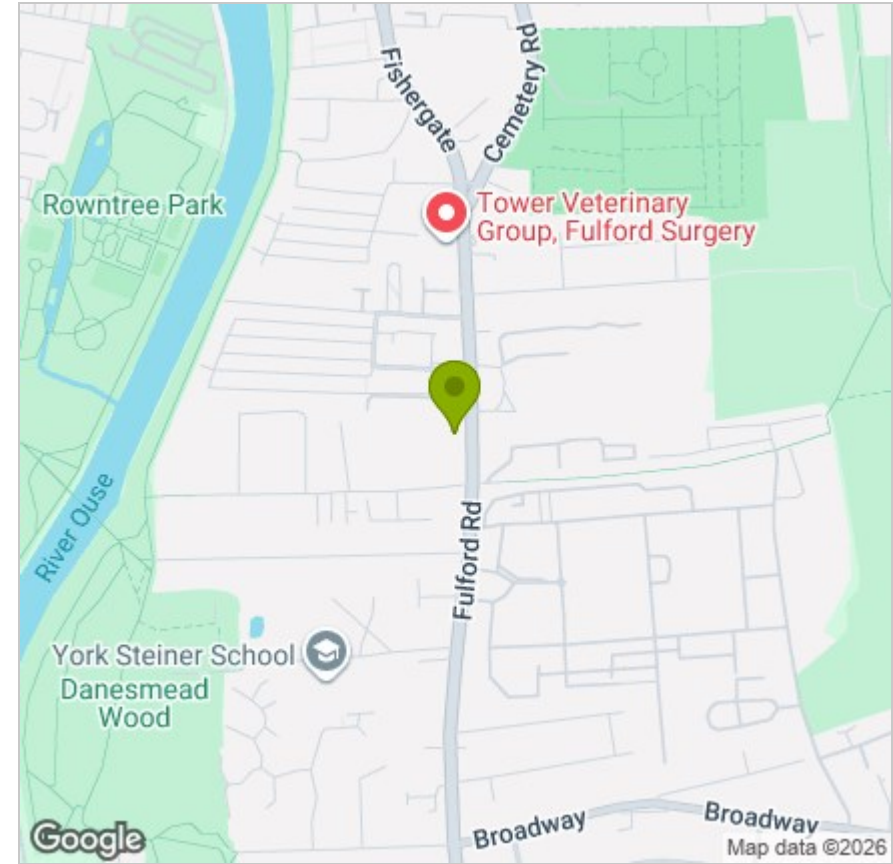
Ground Floor  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 424 sq.ft. (39.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.  
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## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	80
(55-68) <b>D</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		

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.