



33 Compton Street Clifton Green
York, YO30 6LE
£1,150 PCM

 2  1  2  D

Available 21st April onwards.

Situated in a convenient area of York, the property provides easy access to local shops, cafes, and everyday amenities. Excellent transport links and nearby bus routes offer quick connections to York city centre, the university, and surrounding areas.

The property is comprised of an entrance hallway which leads to a fabulous lounge with a feature fireplace. Further along is dining area with fireplace.

This takes you to bright kitchen with white goods including fridge/freezer, washing machine and oven and hob and overlooks a low maintenance courtyard.

As you progress up the stairs you are greeted by a stunning bathroom with bath and separate walk-in shower and two generously proportioned double bedrooms.

No smokers

Council Tax Band B

EPC - D

Pets considered on a case by case basis.

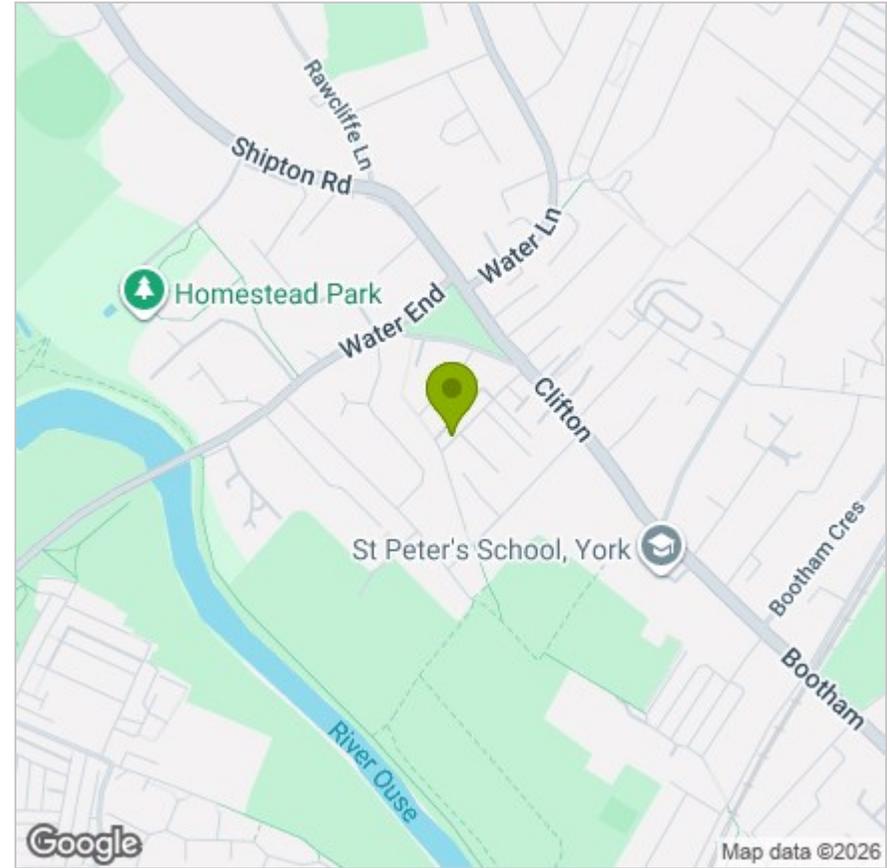




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		68	
(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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