



91 Queen Victoria Street York  
North Yorkshire, YO23 1HW  
£1,100 PCM

 2  1  1  D

**\*\*Recently redecorated and complete with new carpets\*\***

Located in the popular area of South Bank, this lovely two bed terrace has been redecorated throughout, is complete with new carpets and a brand new kitchen.

You enter the property into the first lounge space, this then flows through to a second living area. You then proceed through the property to the brand new galley kitchen and three piece bathroom suite to the rear of the property.

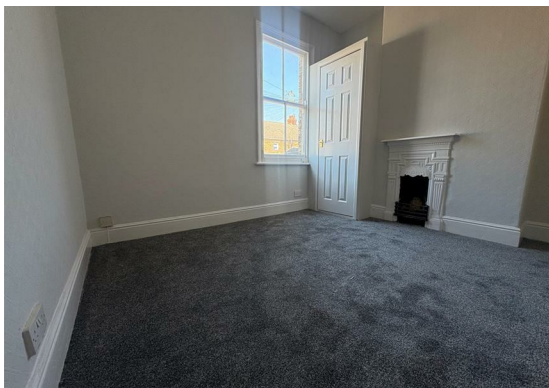
Upstairs you will find two double bedrooms making the property suitable for couples, small families or up to two professional sharers.

The property also benefits from a rear yard.

A viewing is highly recommended.

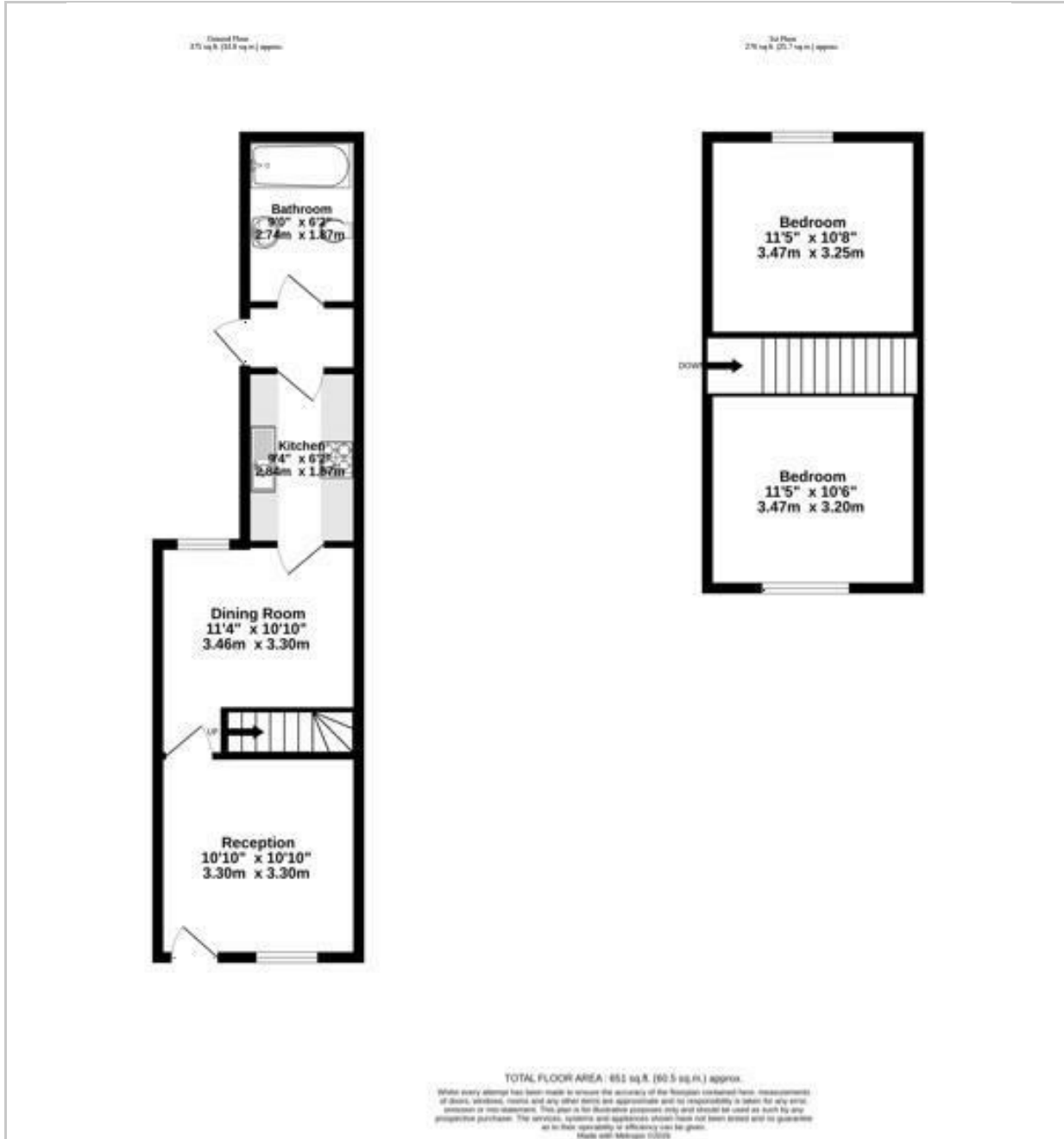
Council Tax Band B

EPC Rating D

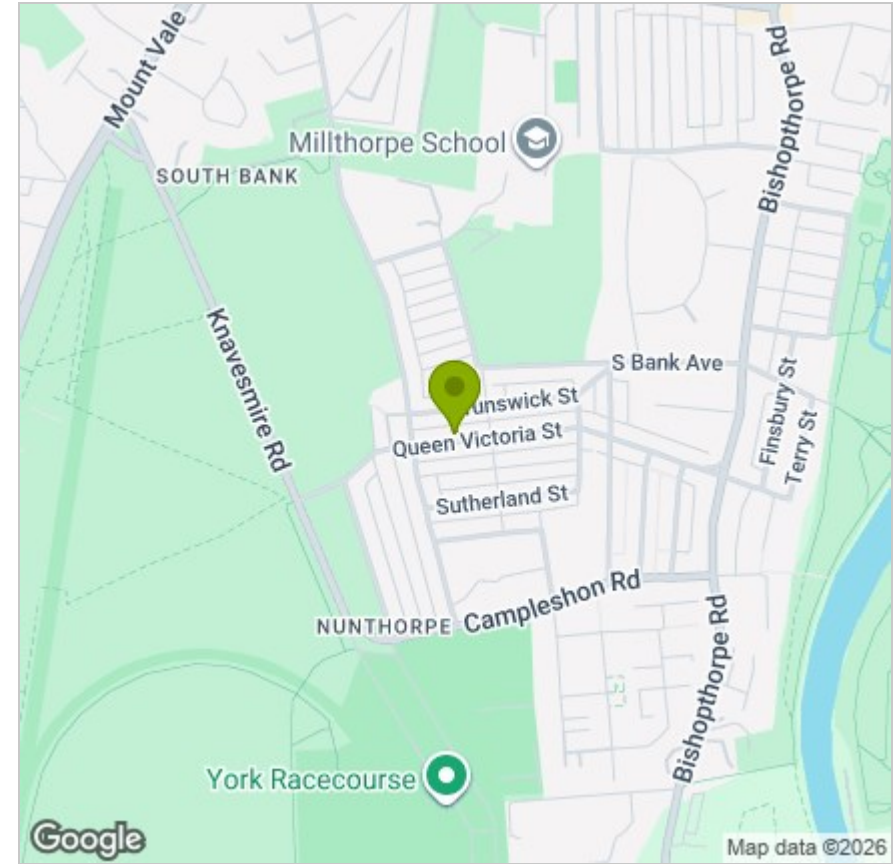




## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

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