

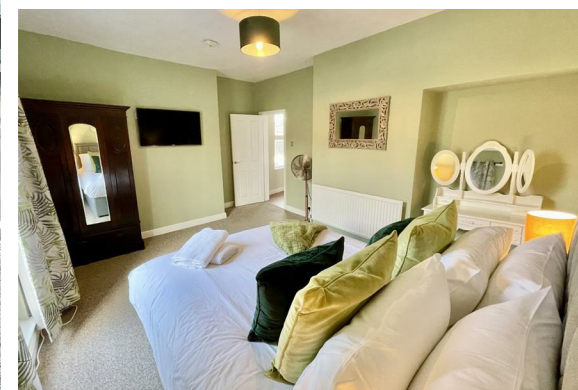


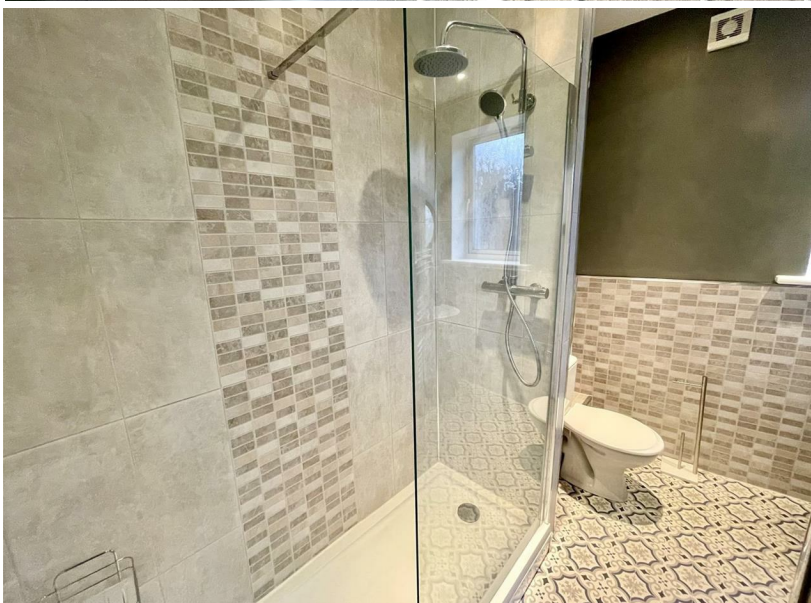
Flat 1 Ebor Street
York, YO23 1AX
£1,500 Per Month

*****THIS PROPERTY IS AVAILABLE AS A SERVICED ACCOMMODATION FOR SHORT LETS. NO SMOKING, NO PETS. FULLY FURNISHED. Additional fixed fee for bills is £350 per month (covers council tax, water, electricity, heating, and broadband) on top of rent. An additional refundable security deposit charge of £350 is also required*****

Available Immediately.

Russets Rest is a stunning 1 bedroom apartment located on one of York's most loved high streets, Bishopthorpe Road. Lined with the most wonderful, independent cafes, shops and restaurants you will be sure to fall in love with this magical area of York. Perfectly located just a short 10 minute walk from York City Centre and the famous historical city walls, this is a wonderful home away from home for any length of stay. You will find the entry to this incredible flat up a black staircase opening up to a quaint outdoor seating area, perfect for those warm summer days. Walking into Russets Rest you will be pleased to find a full kitchen with electric hob and cooker, as well as a microwave, washer and a dryer with cosy seating for 4. Comfortable sofa with pull out bed and Chrome cast smart tv, ideal for winding down after a long day of sightseeing and shopping. Heading into the large master bedroom, you'll find a luxurious king size bed with linen and towels provided and heaps of space for luggage and any extra bags picked up from the day's outing. Smart tv conveniently located on the wall for easy viewing from the comfort of your bed-ideal for a relaxed morning. To the rear of the flat is the substantial bathroom equipped with toilet, shower and sink. Free wi-fi included in the property - Please note, Russets Rest is located just off Bishopthorpe road, on Ebor Street, above The Fisherman's Wife restaurant (open Tuesday to Saturday, currently from 4pm to 8pm)

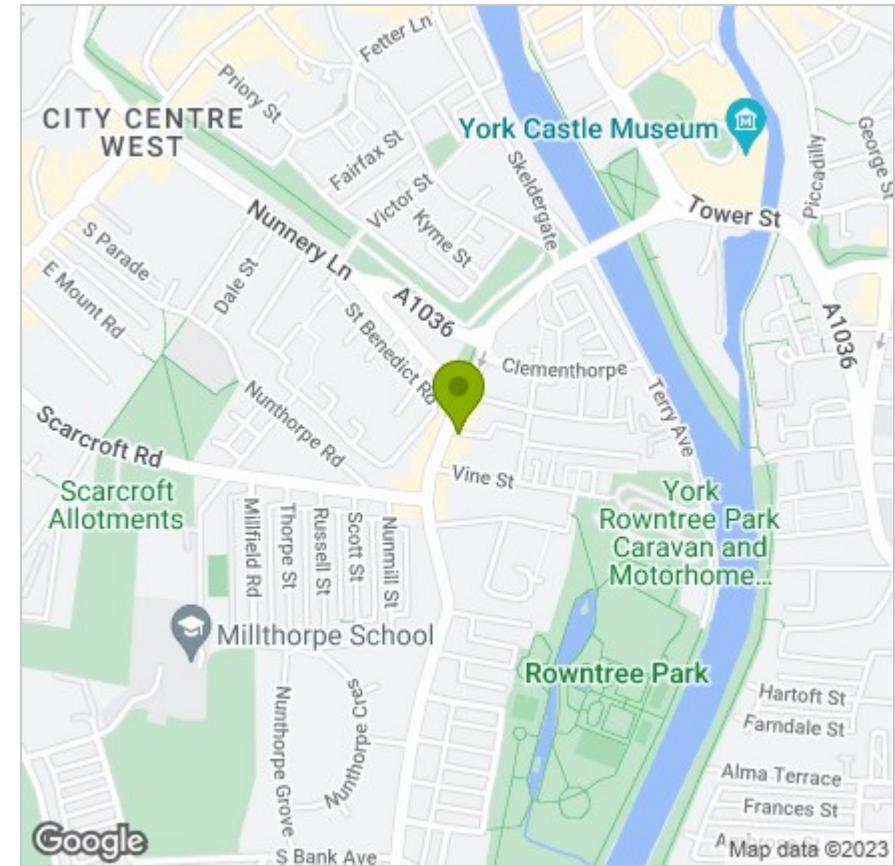




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.