



6a Palmer Street

York, YO1 7NF

£1,295 Per Month

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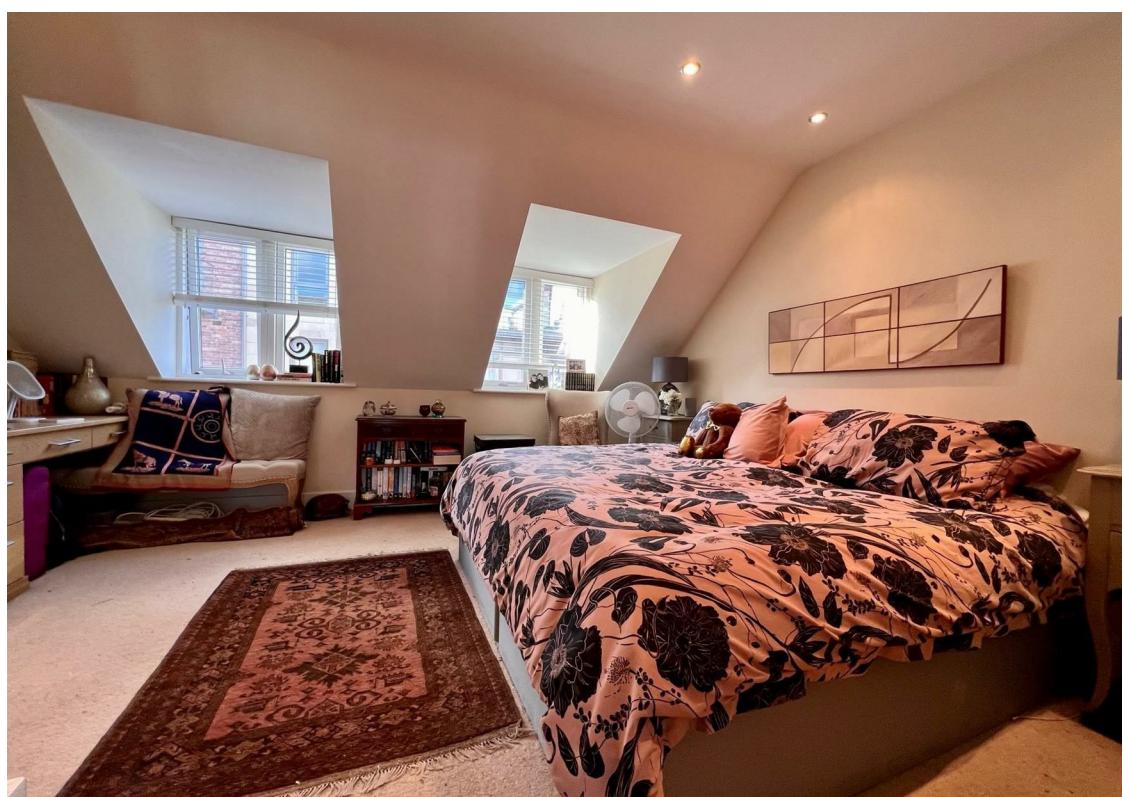
This beautifully presented two bedroom duplex apartment is located within the city walls and close to the train station and all local amenities.

The property comprises an entrance foyer which leads up the stairs to the welcoming living room opening up to the balcony overlooking the communal courtyard and garden. Further along the hall is a WC and large modern kitchen with white goods including integrated washing machine, fridge/freezer, dishwasher and oven/hob and microwave.

Up the second flight of stairs are two bedrooms one with an ensuite bathroom with bath and shower.

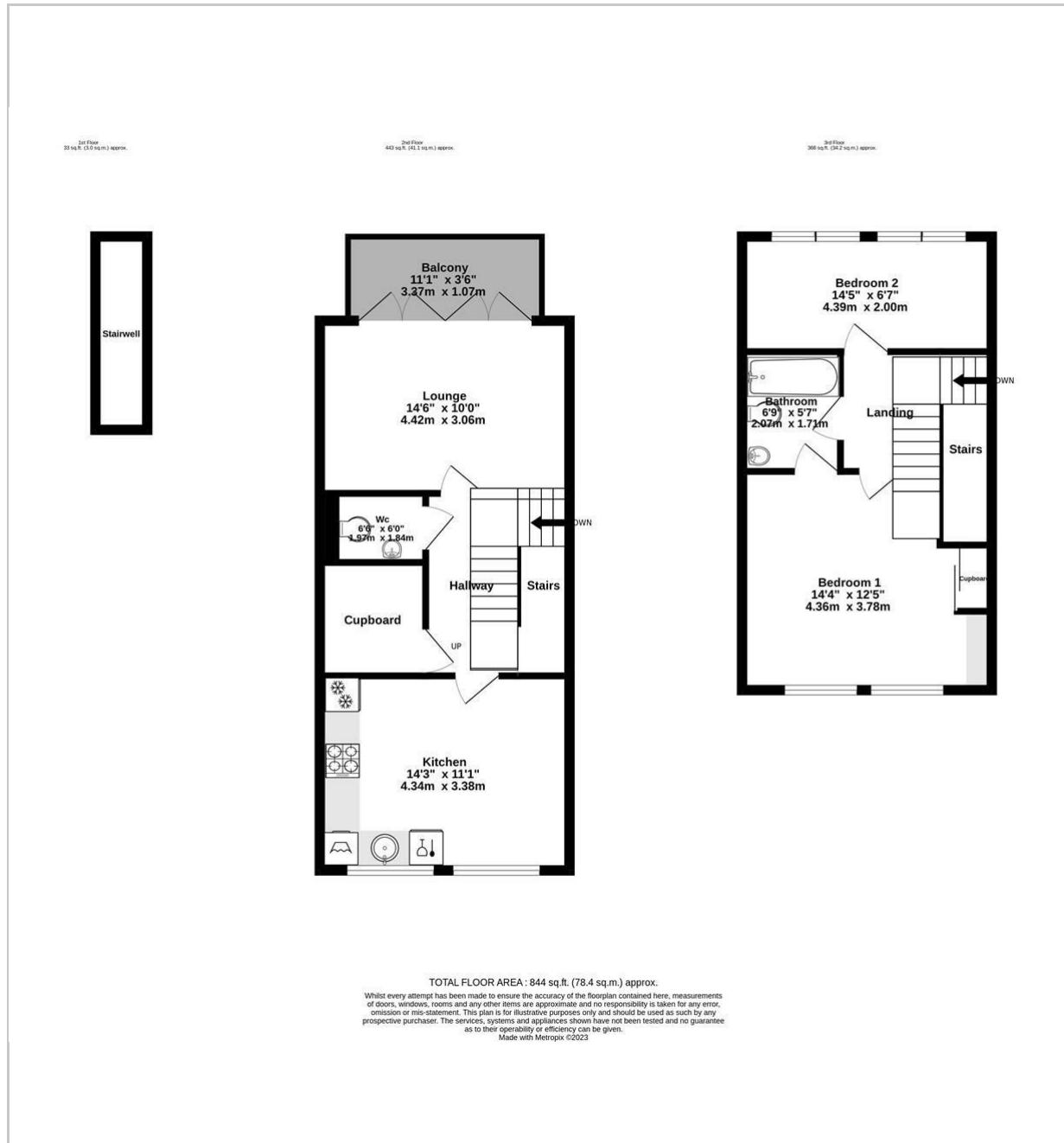
The property also benefits from a secure underground allocated car park space and there is also a secure bike store available also.

The property is available on unfurnished basis at the beginning of May. Council Tax Band E. Sorry no pets or smokers.

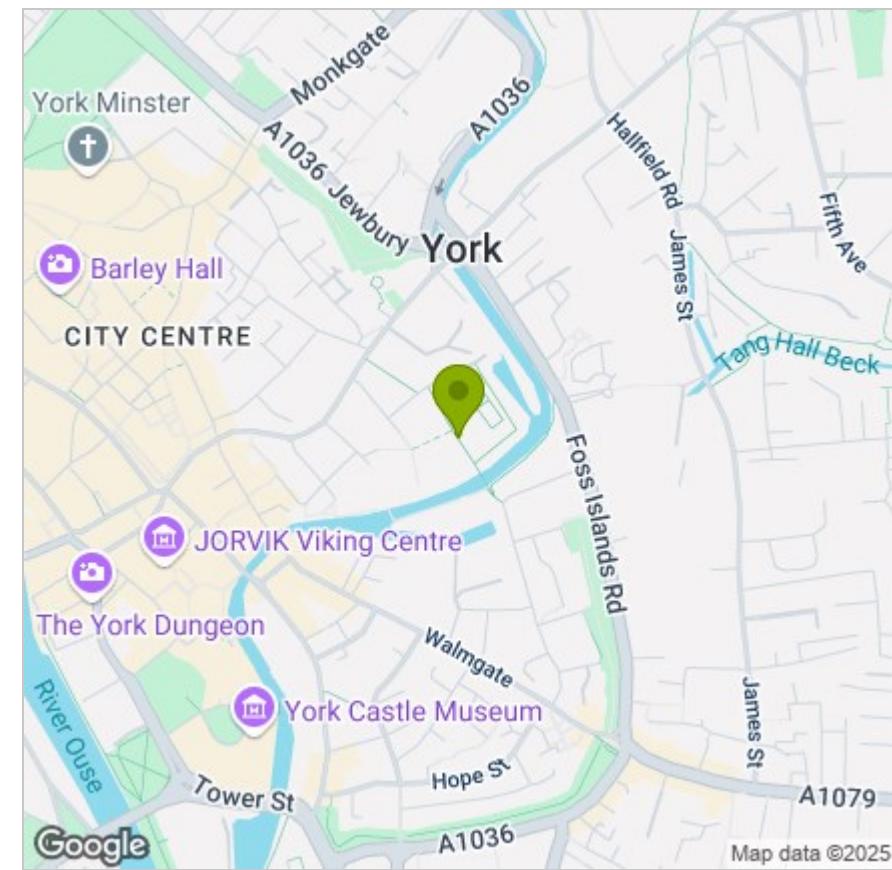




## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	80	82
(69-80) C		
(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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