



25 Livingstone Street
York, YO26 4YH
£825 PCM

 2  1  1  C

AVAILABLE NOW

This two bedroom terraced house is located in the sought after area just off Leeman Road and within walking distance of York city centre and the railway station.

Entering the property into the bright, tastefully decorated and carpeted lounge you proceed into the kitchen with a lovely open-plan feel with white goods including fridge/freezer, washing machine and integrated oven & hob.

This leads onto the bright bathroom with bath and shower and courtyard to the rear.

Proceeding up the carpeted stairs are two double bedrooms.

Sorry no pets or smokers.

Lounge

12'4" x 10'2" (3.78m x 3.10m)

Kitchen/dining area

11'5" x 9'1" (3.48m x 2.79m)

Bathroom

6'8" x 4'11" (2.05m x 1.50m)

Stairs leading to;

Bedroom 1

12'4" x 10'2" (3.76m x 3.12m)

Bedroom 2

9'2" x 8'7" (2.81m x 2.62m)

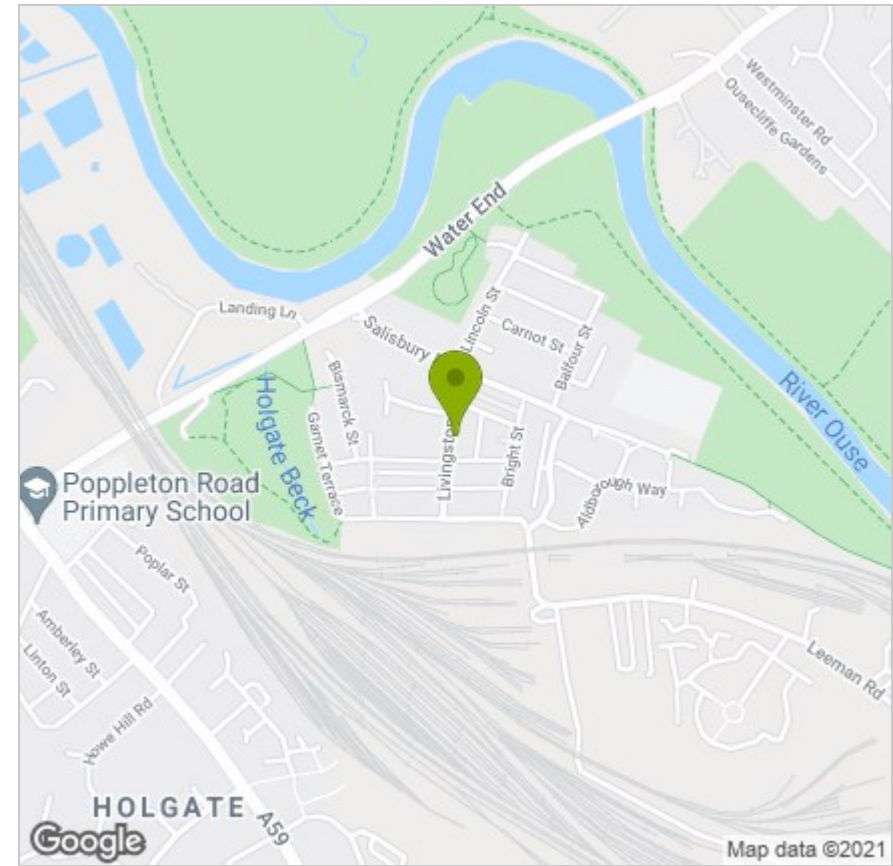




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		72	
(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	

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.