



22 (Flat 3) Burton Stone Lane  
York, YO30 6BU

£750 PCM



\*AVAILABLE NOW\*

This one bedroom apartment is located just off Bootham, close to the city centre and all local amenities.

Entering into the grand building you proceed through the communal hallway into a spacious lounge with a feature tiled fireplace perfect for putting an electric fire on. This room follows onto the kitchen with oven and fridge/freezer fitted. The lounge also follows on to the double bedroom and bathroom complete with bath and shower.

There is communal coin Washing machine and separate dryer located in the out house which all residents can use.

Sorry no pets or smokers // electric only no gas // Would be suitable for sole occupancy or a couple.

Council Tax Band A.

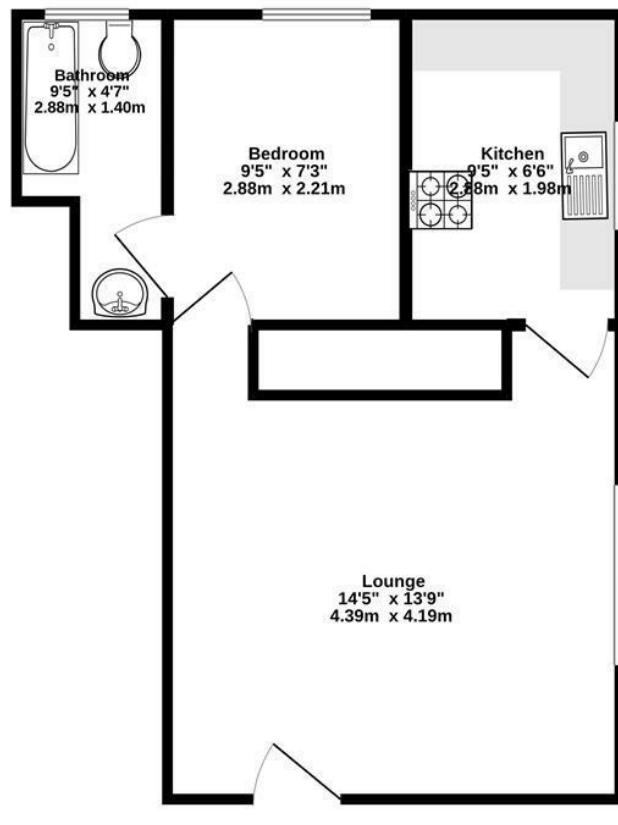
EPC rating E.



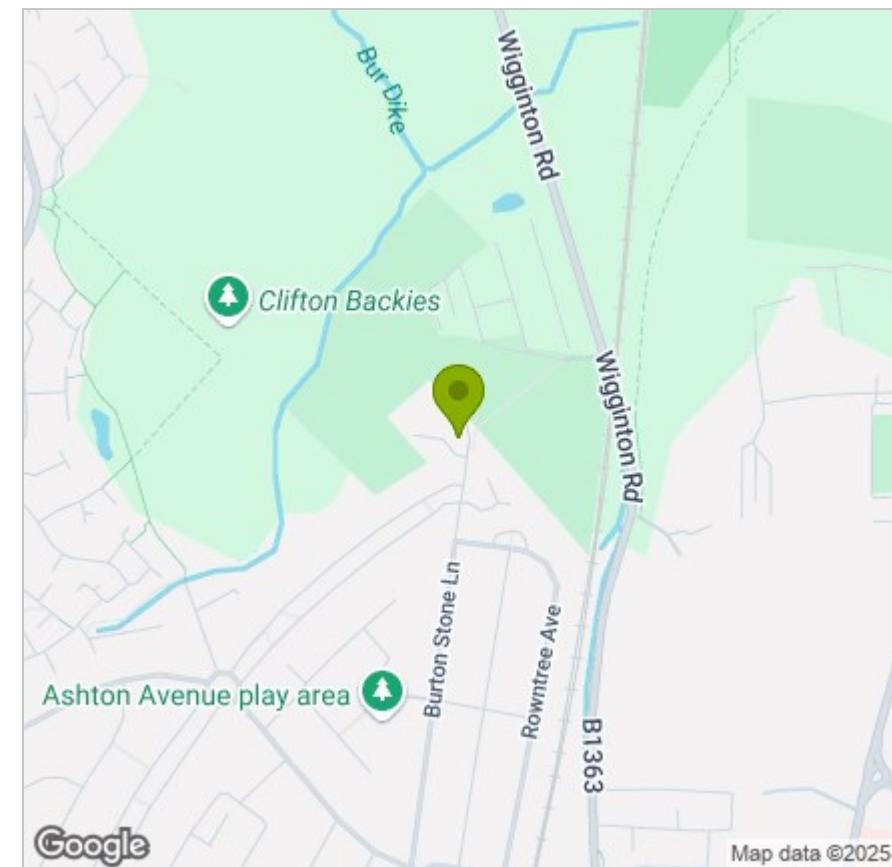


## FLOOR PLAN

Ground Floor  
348 sq.ft. (32.4 sq.m.) approx.



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	80
(69-80)	C	
(55-68)	D	
(39-54)	E	39
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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