



45 The Reeves  
York, YO24 3ES

**£995 PCM**

2 1 1 1

**\*\*Two Bedroom Ground Floor Apartment  
Available Now\*\***

This two bedroom ground floor apartment has become available for rent. Located a 20 minute walk from Acomb Front Street and a 10 minute drive from York City Centre, all amenities are close by.

The property benefits from a large living space complete with new carpets, a modern kitchen, shower room and two double bedrooms which have plenty of storage. The property would be suitable for a couple or two professional sharers.

The property also has access to a rear garden via a private porched area, along with a shed for additional storage.

Available Now

Council Tax Band A

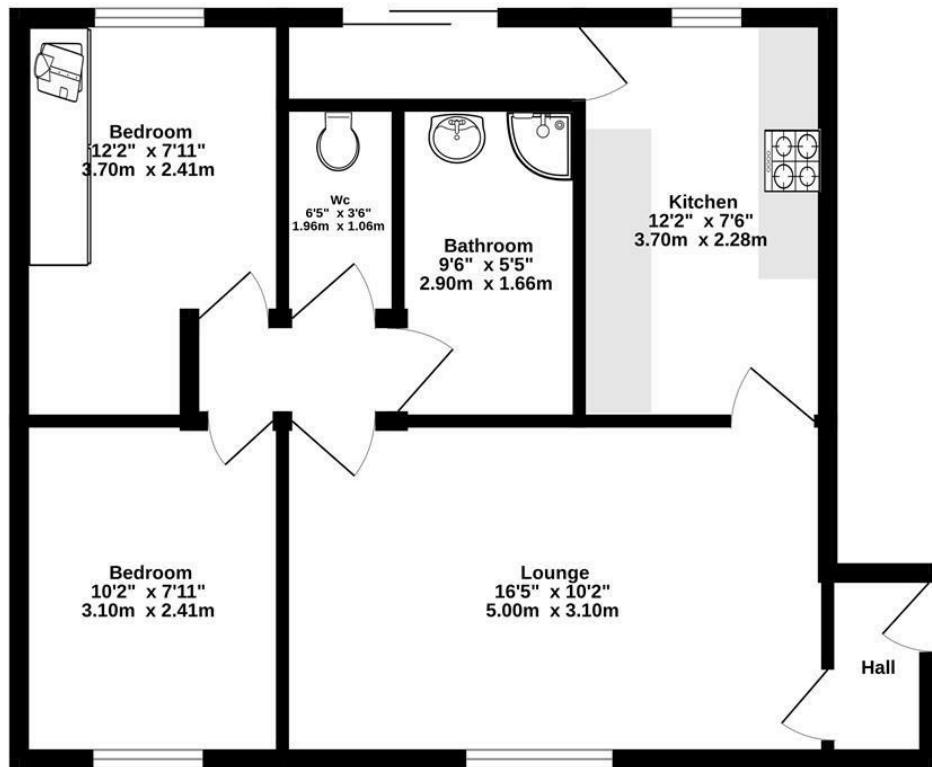
EPC Rating - E





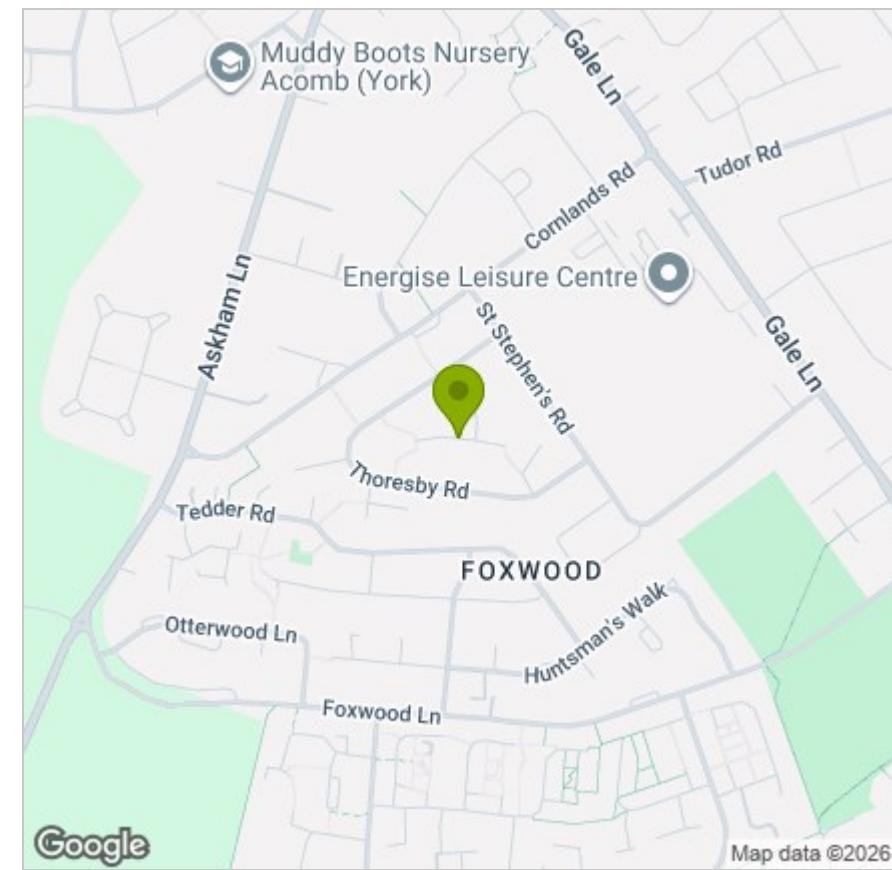
## FLOOR PLAN

Ground Floor  
540 sq.ft. (50.2 sq.m.) approx.



**TOTAL FLOOR AREA:** 540 sq.ft. (50.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the dimensions, areas and measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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 firms employment has the authority to make or give any representation or warranty in respect of the property.