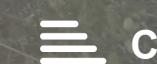




138 Rowntree Avenue
York, YO30 6HE

£895 Per Month

 1  1  1  c

Available for viewing now - please enquire at our Gillygate office, 01904 622 744 (option 3)

This beautifully presented one-bedroom apartment on Rowntree Avenue offers an excellent blend of contemporary style and ease of living in one of York's well-established residential areas. Located to the north of York city centre, this property benefits from excellent access to local amenities, transport links and is within easy reach of the historic heart of the city. The property comprises an entrance hallway leading up to a bright kitchen with integrated kitchen, oven/hob and washing machine. This leads onto the bathroom with bath and shower and chrome towel rail. To the front of the property is a spacious lounge overlooking the front entrance and also benefits from a storage area and finally a good sized double bedroom.

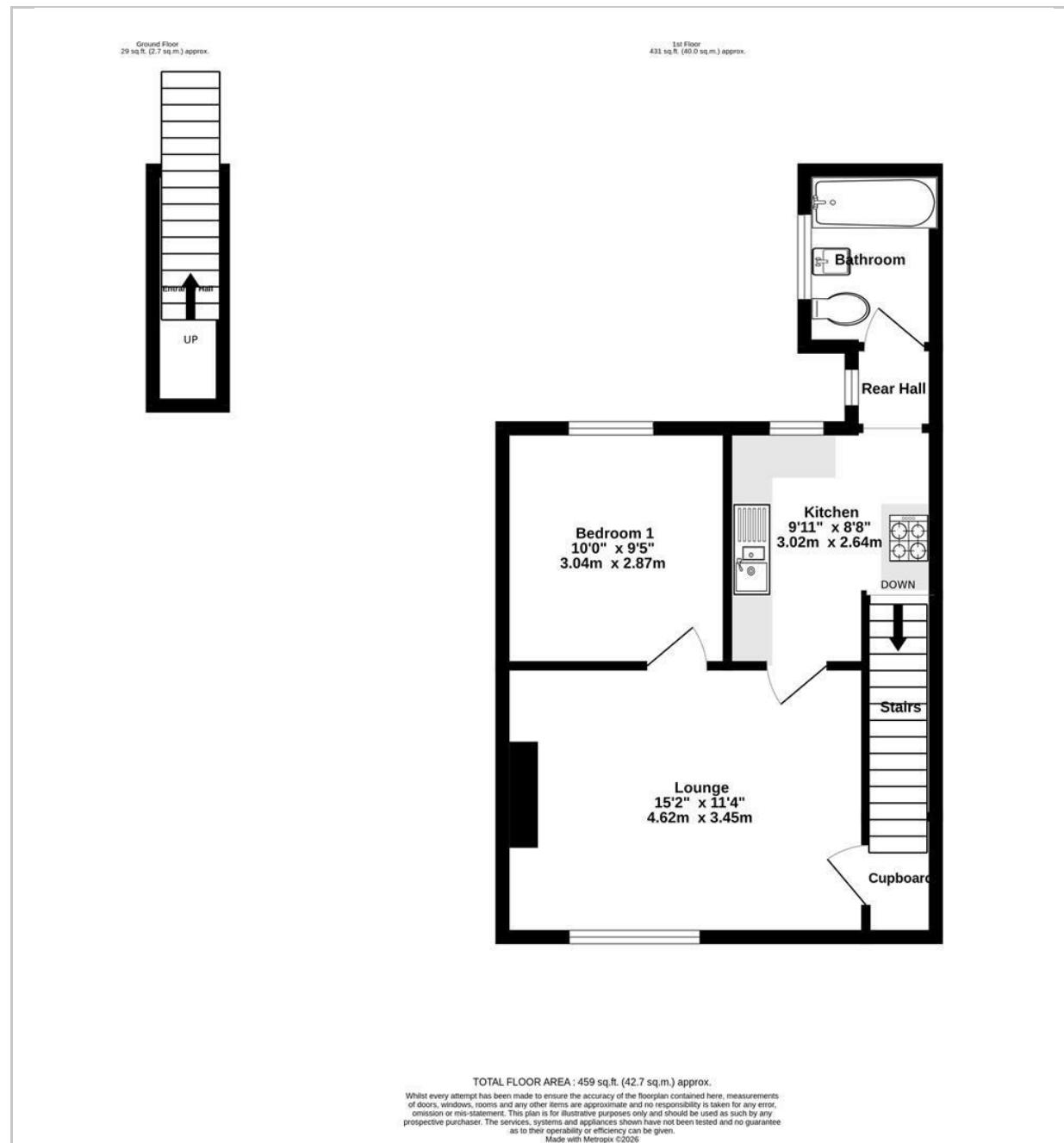
The property has recently been redecorated and had new carpets fit and new flooring in the lounge. Property available to move into from mid-January.

Sorry no pets or smokers. Council Tax Band A.

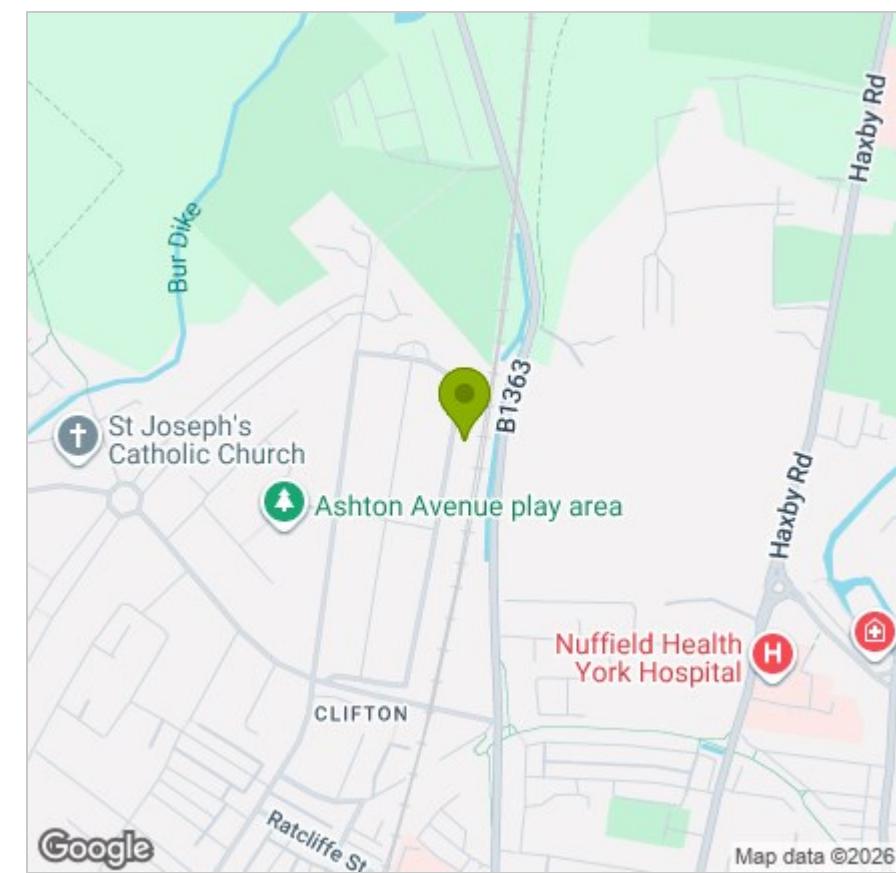




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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.