



**\*\*Two Bed Terraced House\*\***

Available late March. This well presented two bedroom terraced house is located in the sought after location just off Burton Stone Lane and within walking distance of York Hospital, St Johns University and the city centre.

Proceeding through the fore-courted entrance you are welcomed by the open-plan lounge, dining and kitchen area with fantastic light throughout. The kitchen comprises integrated oven and hob and room for washing machine and fridge freezer. This leads onto the bathroom with bath and shower and overlooks the large courtyard to the rear. As you proceed up the stairs there are two well proportioned double bedrooms.

Sorry no pets or smokers.

Council tax band B

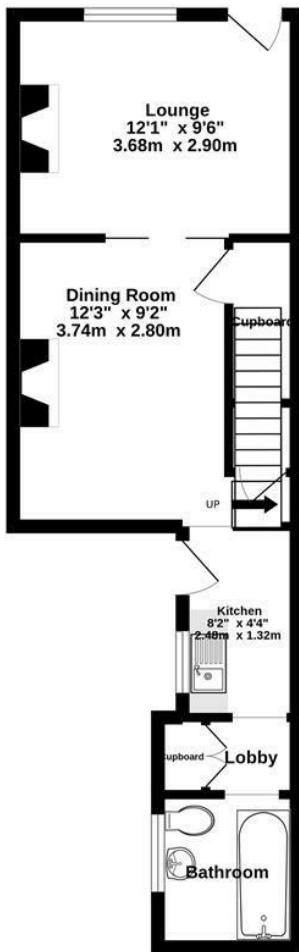
EPC Rating C



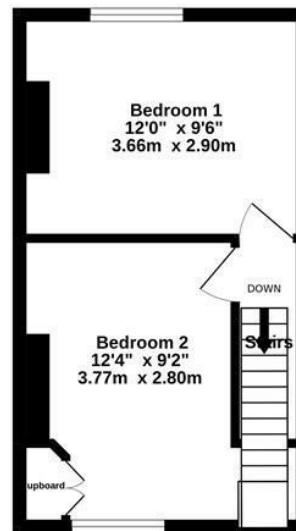


## FLOOR PLAN

Ground Floor  
348 sq.ft. (32.3 sq.m.) approx.

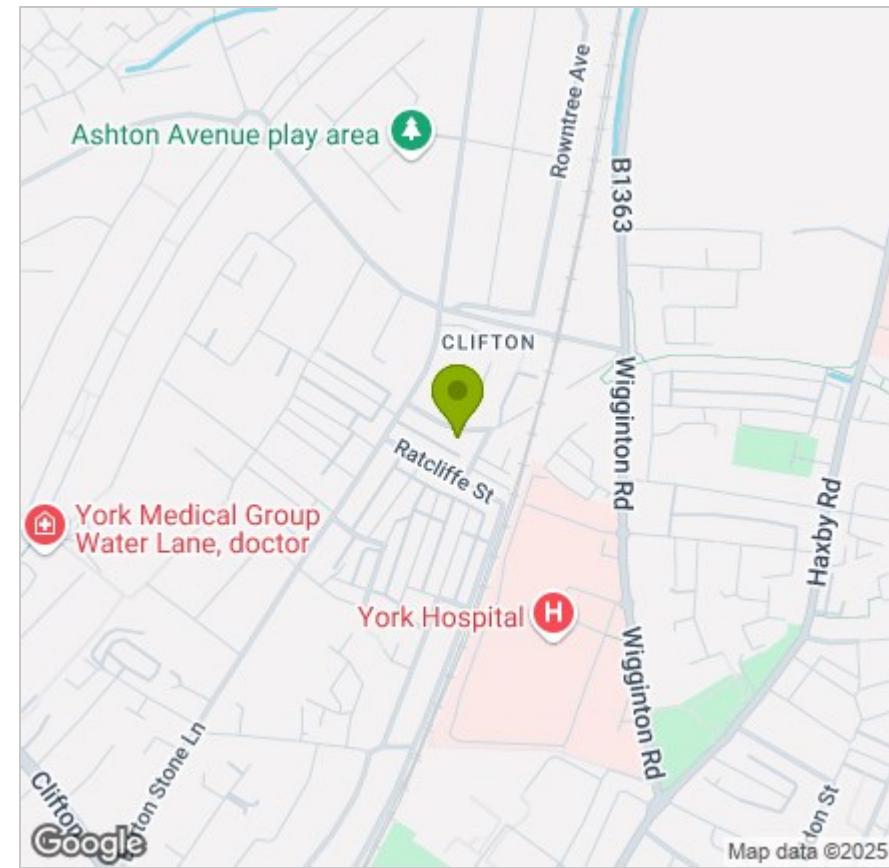


1st Floor  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 62002

## LOCATION



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		72
(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	

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.