



22 Flat 7 Burton Stone Lane
York, YO30 6BU
£850 PCM

This charming top-floor flat comprises a large and bright open-plan living area, which leads onto a separate kitchen and spacious double bedroom.

Located on a popular street just outside of the city centre and a short walk away from the train station and York Hospital.

Let on an unfurnished basis.

Council Tax Band A
EPC E
Sorry, no pets or smokers.

Lounge
19'4" x 11'4" (5.90m x 3.47m)

Kitchen
10'0" x 5'1" (3.07m x 1.57m)

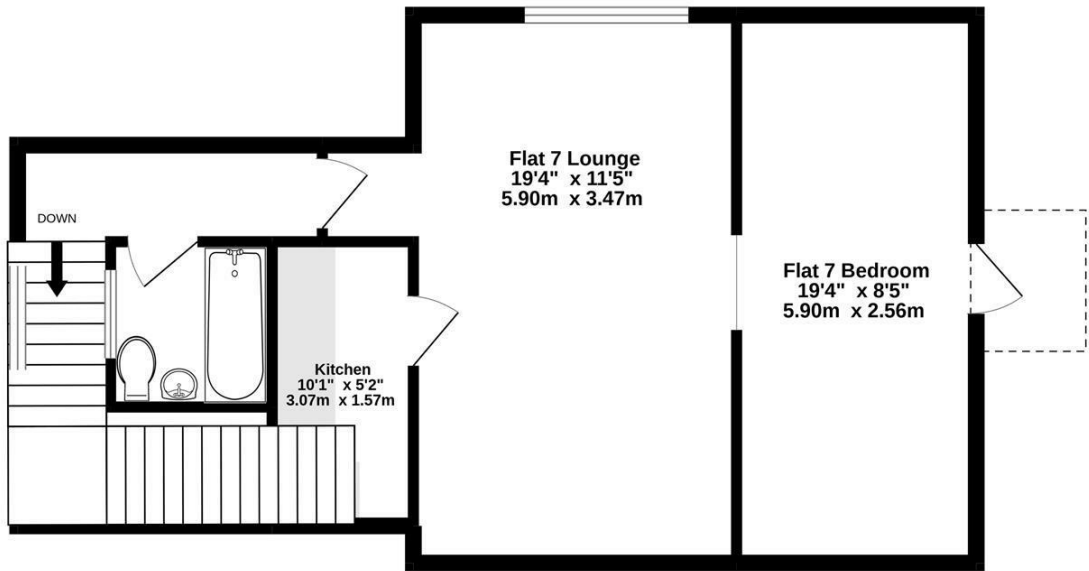
Bedroom
19'4" x 8'4" (5.90m x 2.56m)

Bathroom
6'2" x 5'11" (1.88m x 1.82m)



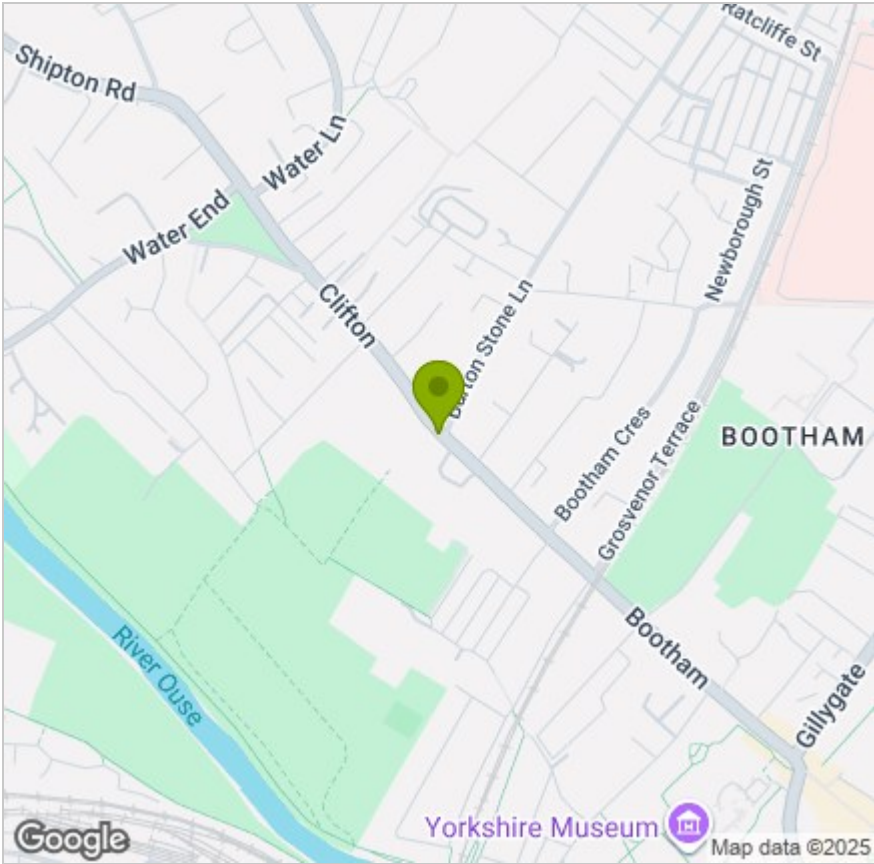
FLOOR PLAN

2nd Floor
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 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.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		58
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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