



17A Whitby Avenue
York, YO31 1EU
£995 PCM

****Available Now****

This well presented spacious two bedroom first floor flat in the popular residential area just off Stockton Lane has become available to rent.

As you proceed through the front door and up the stairs you are greeted by two well proportioned double bedrooms, a fabulous modern bathroom and a bright and well presented kitchen.

The property also has access to a communal garden at the rear and has allocated parking.

The flat is ideal for a wide range of tenants in a location convenient for the City Centre and with good road links connecting the property to Monks Cross and Vangarde Shopping Centres and the A64.

Pets are considered on a case by case basis, sorry no smokers.

EPC Rating C

Council tax band C

Lounge

12'9" x 11'9" (3.9m x 3.6m)

Kitchen

11'9" x 7'6" (3.6m x 2.3m)

Bathroom

5'10" x 6'6" (1.8m x 2m)

Bedroom 1

11'1" x 12'9" (3.4m x 3.9m)

Bedroom 2

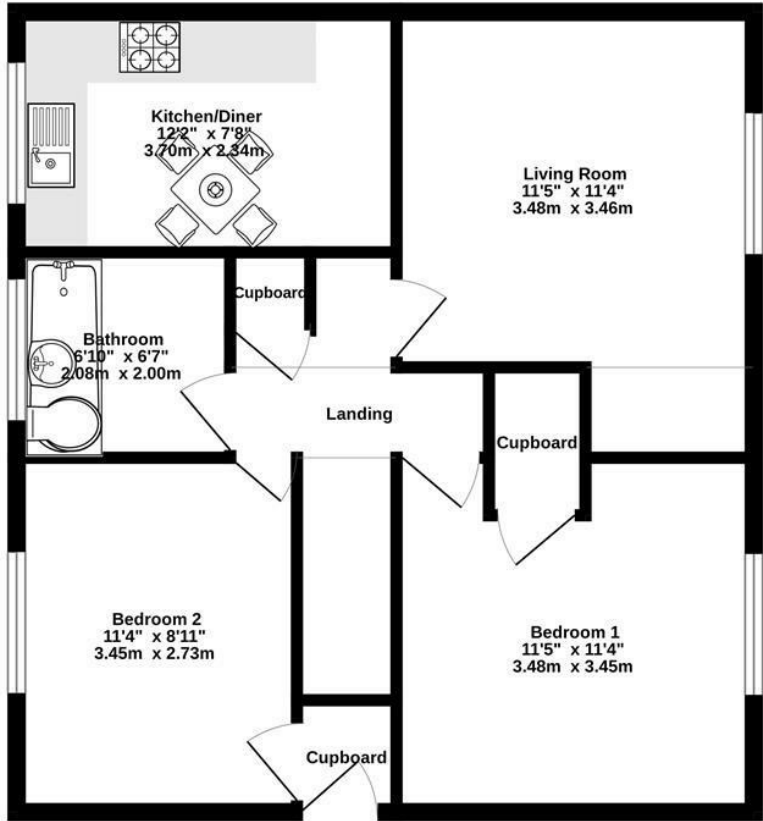
11'1" x 8'10" (3.4m x 2.7m)





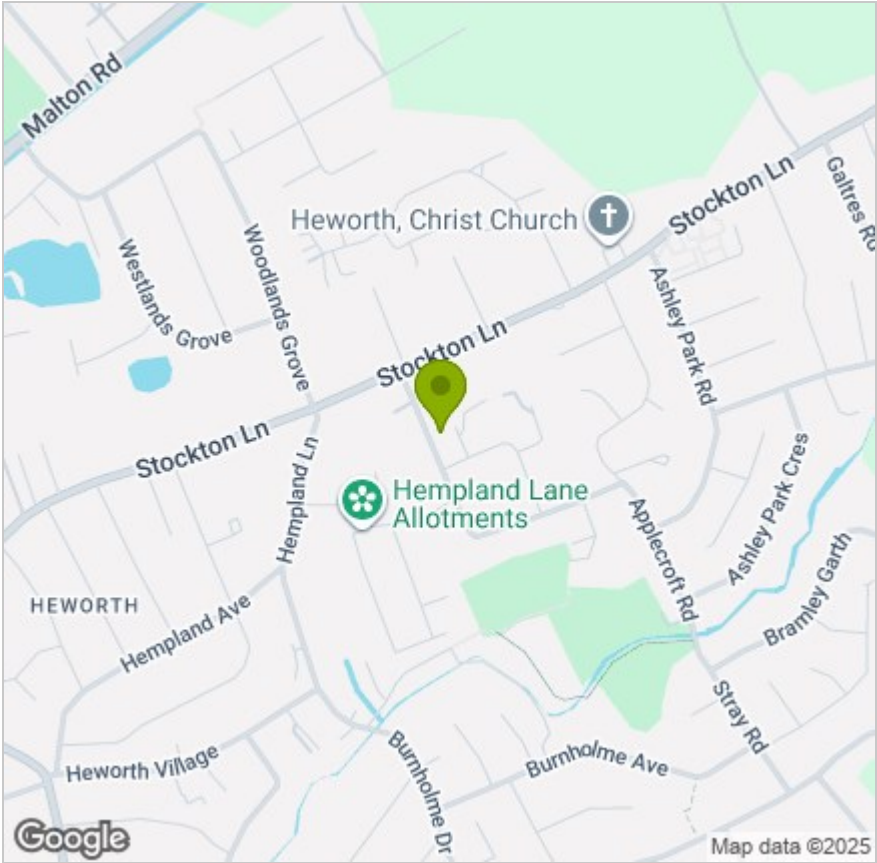
FLOOR PLAN

Ground Floor
602 sq.ft. (55.9 sq.m.) approx.



Two Bedroom Flat
TOTAL FLOOR AREA : 602 sq.ft. (55.9 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	76	76
(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	

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