



1 Long Close Lane

York, YO10 4UP

£950 Per Month



This well-presented one-bedroom apartment is ideally located just a short walk from York's historic city walls, and would suit a single occupier or professional couple.

The property is available either furnished or unfurnished, currently being refreshed, with new carpets due to be fitted throughout before a new tenant moves in. The kitchen will come fully equipped with a gas cooker, washing machine, fridge, and freezer.

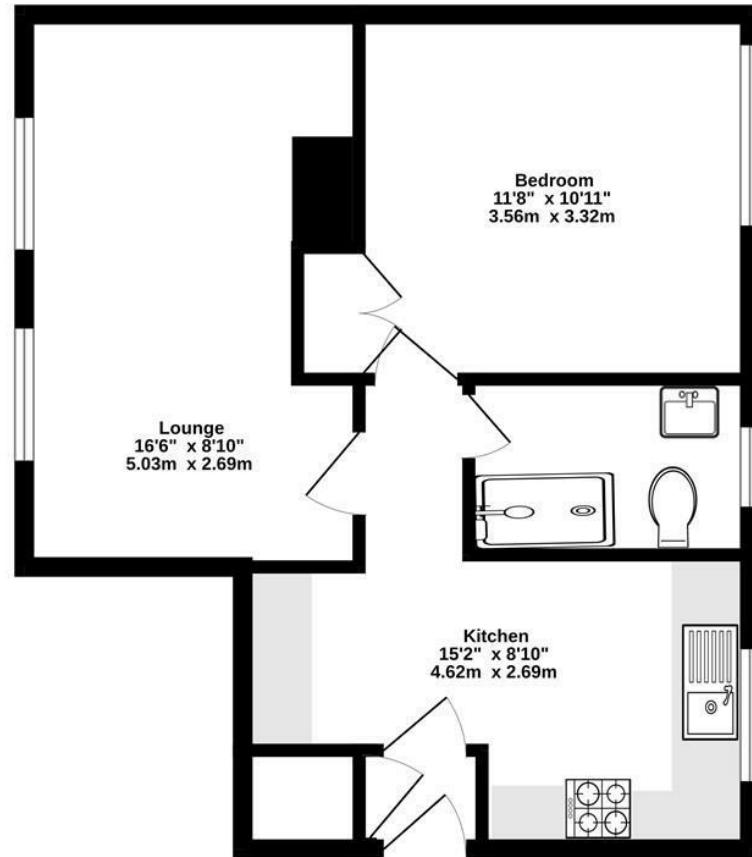
Residents also have access to a communal enclosed garden.

Council Tax Band A
Energy Rating C
On Street Parking
Sorry, no pets or smokers.



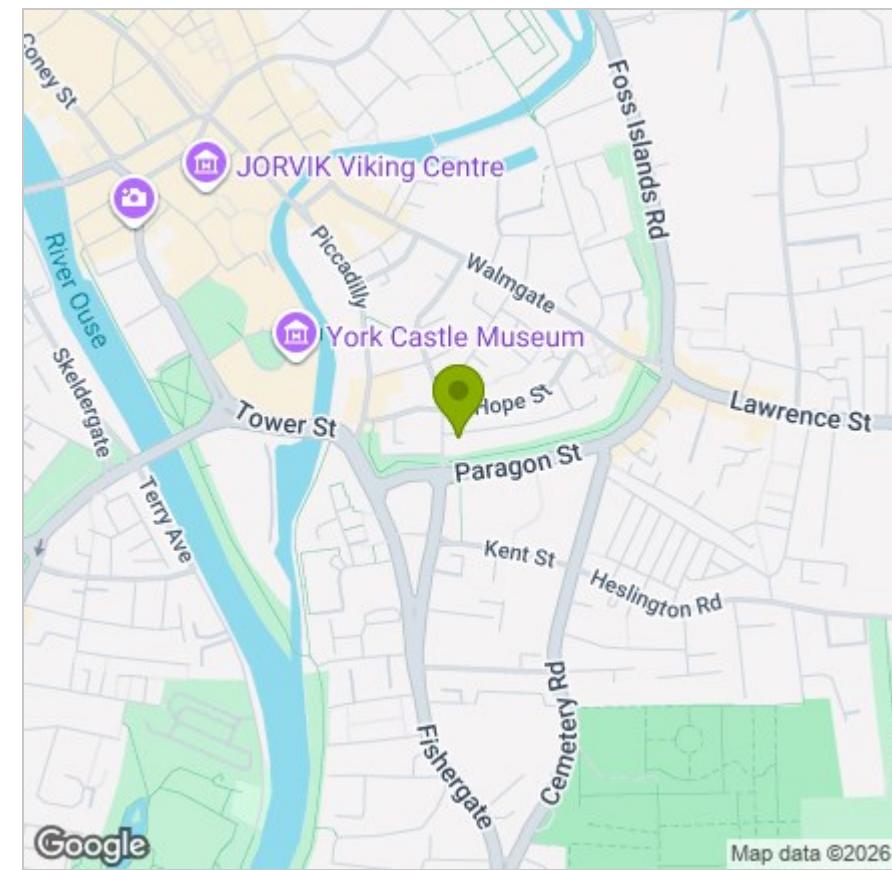
FLOOR PLAN

Ground Floor
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 480 sq.ft. (44.6 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	74
(55-68)	D	76
(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.