



22 ( Flat 5) Burton Stone Lane  
York, YO30 6BU  
**£750 PCM**





**SPACIOUS ONE BEDROOM APARTMENT LOCATED WITHIN WALKING DISTANCE OF THE CITY CENTRE,** The property comprises a large bright open plan living area which leads onto a separate kitchen which comes furnished with all white goods included. A hallway from the living area leads to a spacious bedroom and bathroom, the bathroom fitted with a bath and shower.

The property will be let on an unfurnished basis and is available from 20th June 2022.

Sorry no pets or smokers.

**Lounge**  
12'6" x 13'10" (3.83m x 4.24m)

**Kitchen**  
6'11" x 8'5" (2.11m x 2.57m)

**Hallway**

**Bedroom**  
14'5" x 13'8" (4.41m x 4.17m)

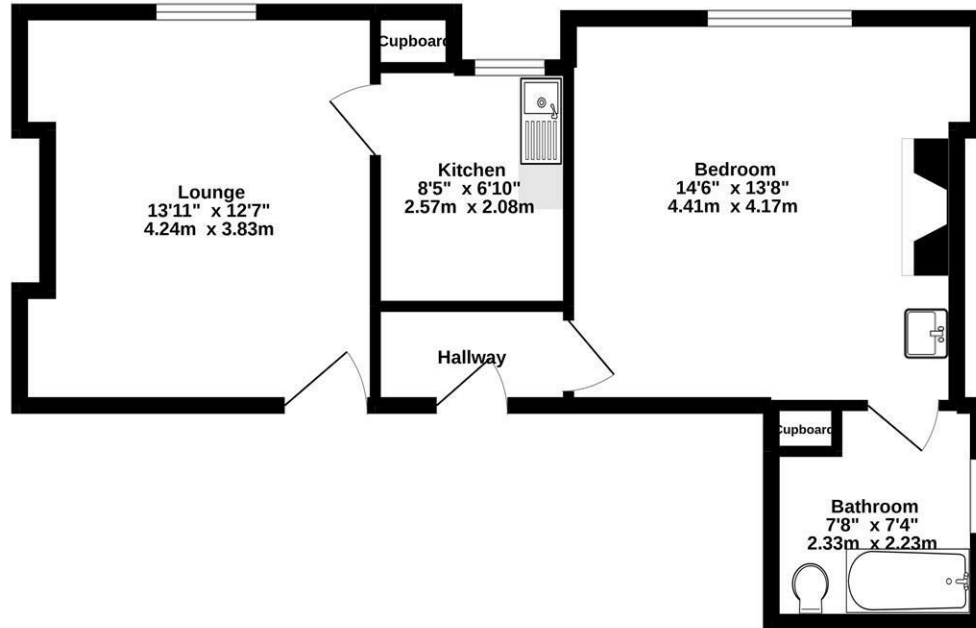
**Bathroom**  
7'3" x 7'6" (2.23m x 2.31m)





# FLOOR PLAN

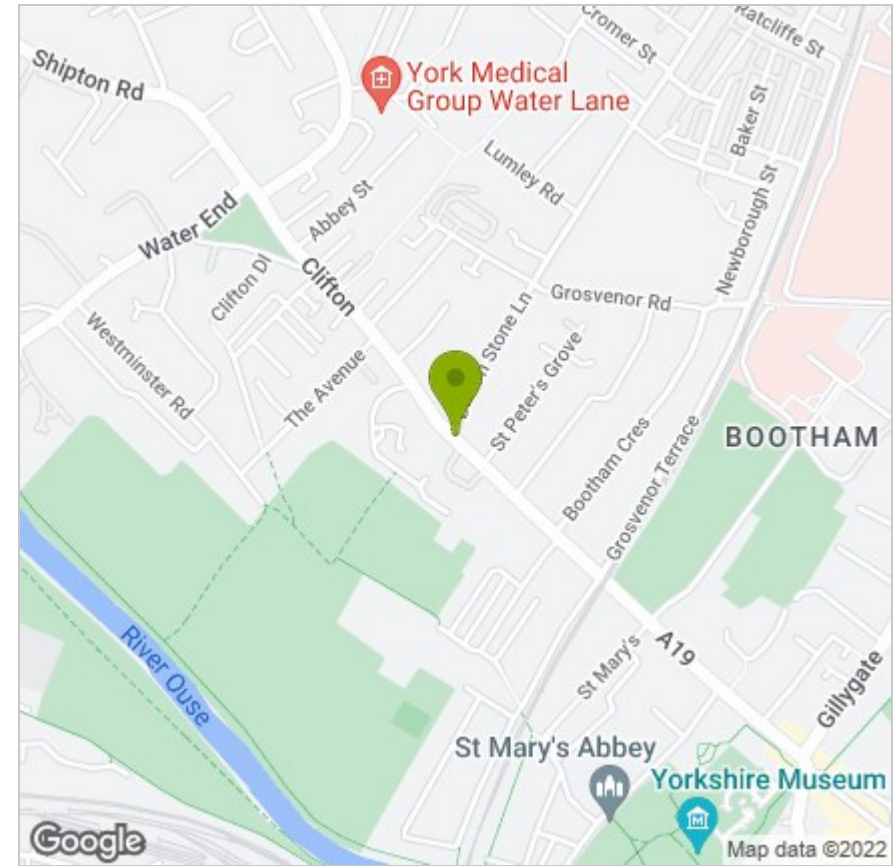
Ground Floor  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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.  
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# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.