

HORNER STREET, BURTON STONE LANE, YORK YO30

£725 pcm

2 bedroom terraced house to let

LINLEY &
SIMPSON



- **Mid-Terrace House**
- **Kitchen with Appliances**
- **Unfurnished**
- **Two Double Bedrooms**
- **Two Reception Rooms**
- **Available Now**

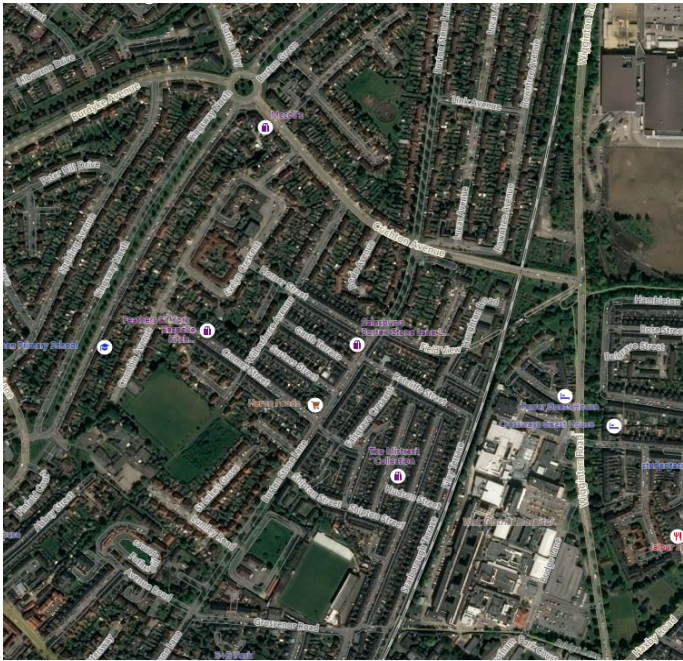
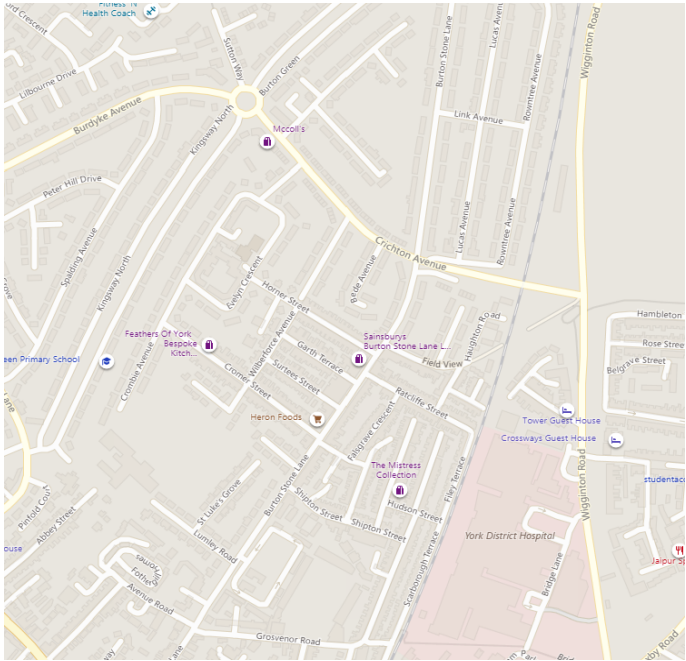
A TWO BEDROOM UNFURNISHED TERRACED HOUSE within easy walking distance of YORK HOSPITAL, NESTLE, THE CITY CENTRE AND HAVING GOOD ACCESS ONTO THE A19. The accommodation comprises; Entrance porch, hallway, dining room, lounge, kitchen with fridge/freezer, washing machine & cooker, ground floor bathroom with shower over bath. To the first floor there are TWO DOUBLE BEDROOMS both with built in cupboards. It also has a rear yard with outhouse with power, double glazing, gas central heating and on street parking. No Pets or Smokers.

DEPOSIT £833

Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details



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Fees and Terms: **For full details see www.coalters.com/TenantsTermsandConditions.pdf**
Local Authority: **City of York Council**
Council Tax: **Band B - £1,236.97 per year (York 2018/19)**

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	68	69		77	78
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		
The overall energy rating is a measure of the total efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

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www.linleyandsimpson.co.uk

Monday - Thursday
8:30am to 6:00pm
Friday
8:30am to 5:00pm
Saturday
9:00am to 4:00pm



We have prepared these particulars as a general outline for guidance only. The services, appliances and equipment have not been tested and we have not carried out a structural survey. All areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Linley & Simpson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars. Linley & Simpson Limited, 2 Low Ousegate, York YO1 9QU.