

HESLINGTON ROAD, YORK YO10

£650 pcm

1 bedroom apartment to let

LINLEY &
SIMPSON



- **Ground Floor Apartment**
- **Spacious Lounge and Separate Kitchen**
- **Unfurnished**
- **One Double Bedroom**
- **Close To City Centre & University**
- **Available Early December**

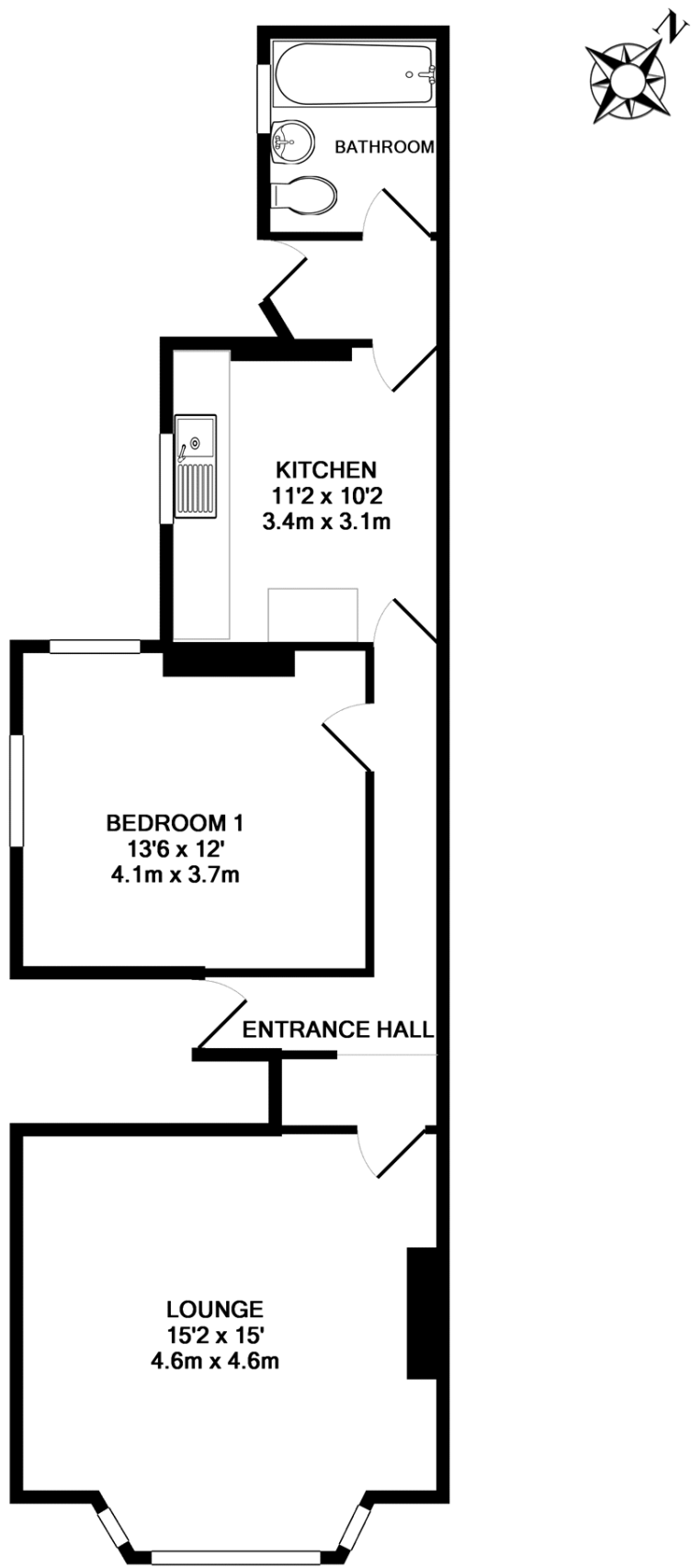
A spacious ground floor apartment with one double bedroom, a lounge, a fitted kitchen and a three piece bathroom. Located on Heslington Road the property has many amenities nearby as well as good links with the city centre and York University.

The apartment is reached through a secure communal hallway and entered into a private hall. The living accommodation has high ceilings and some lovely character features. The heart of the home is a lounge with a bay window and a feature fireplace. To the rear of the property is the double bedroom, a fitted kitchen with built-in base units and a three piece bathroom with a white suite.

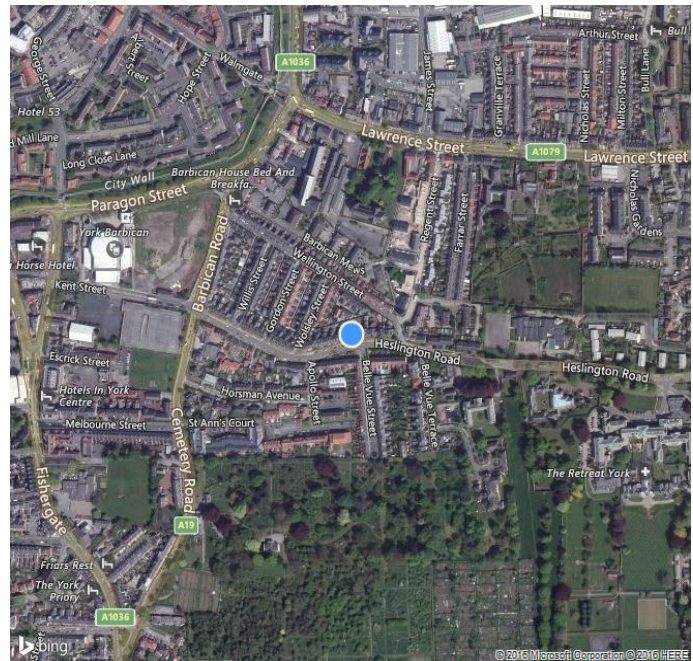
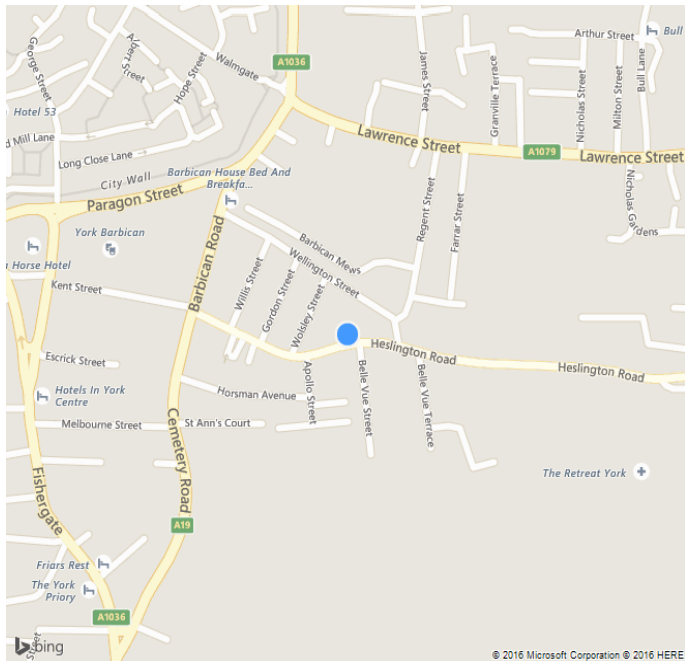
Outside the development is the advantage of on street parking space. Unfurnished. Available early December.

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





TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.2 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	57	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
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Not environmentally friendly - higher CO ₂ emissions		
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	EU Directive 2002/91/EC	

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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

