

CLOCK TOWER WAY, THE CHOCOLATE WORKS, YORK YO23

£2,000 pcm

3 bedroom house to let

LINLEY &
SIMPSON



- **Modern Town House**
- **Garage**
- **Furnished or Unfurnished**
- **Three Double Bedrooms**
- **En-Suite Shower Room**
- **Available Late February**

Located in a PRESTIGIOUS DEVELOPMENT in this very desirable area within 10 minutes walk of Bishopthorpe Road, Linley and Simpson are delighted to offer this THREE BEDROOM TOWN HOUSE (formally the show home). The stylish entrance hallway leads to; Family Room / Study, Laundry room with WC, Breakfasting Kitchen with MODERN INTEGRATED APPLIANCES and doors leading to landscaped garden. To the first floor is the main Living Room with balcony door to TERRACED BALCONY, House main bathroom, DOUBLE BEDROOM WITH FITTED WARDROBES. To the second floor are a further TWO DOUBLE BEDROOMS (master bedroom with en-suite shower room) Externally, the property has the advantage of an enclosed garden and GARAGE. This property provides the PERFECT OPPORTUNITY FOR LIVING in this luxurious development and in a superb location. NO PETS.

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

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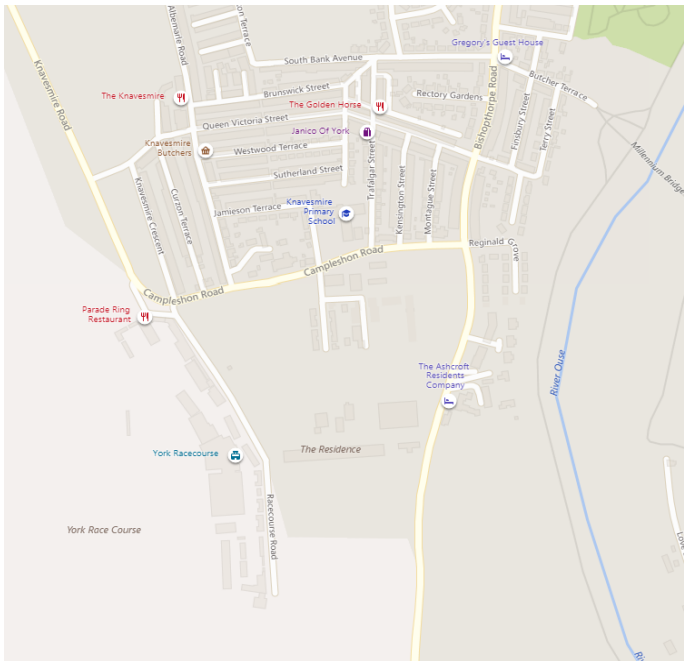


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Fees and Terms: For full details see www.coalters.com/TenantsTermsandConditions.pdf
Local Authority: City of York Council
Council Tax: Band F - £2,297.25 per year (York 2018/19)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) A		93	Very environmentally friendly - lower CO ₂ emissions (92-100) A		94
(81-91) B	85		(81-91) B	85	
(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		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall 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.