

**TWO BEDROOM FLAT**



**St Mary's  
Bootham  
York YO30 7DD**

**two bedroom flat**

**£TBA per month**

**available from TBA**

**strictly no smoking / no pets**

Furnished two bedroomed flat in grade 2 listed town house.

Accommodation comprises very large lounge, fitted kitchen, bathroom and two good-sized bedrooms.

Very large bright lounge with two renovated sash windows overlooking the rear garden. Additional light provided by a pair of double-glazed Velux roof windows. Furniture includes two settees, Ikea dining table and four chairs and an Ikea display unit.

Large bedroom with small sash window and double-glazed Velux roof window. Furniture includes double bed, two double wardrobes, two chests of drawers, two bedside cabinets and full-length mirror. The smaller bedroom has a single bed, double wardrobe, chest of drawers, bedside cabinet and full-length mirror.

The fully equipped fitted kitchen has a range of units, full sized cooker, fridge freezer and washer dryer. The bathroom has a modern white suite with a shower over the bath.

The flat is wired for NTL cable services and has a BT telephone point, security keys and an electronic door intercom and entry system.

On street car parking controlled by residents' permits.

Situated about five minutes walk from the city centre and less than ten minutes from the train station this is ideally located for a wide range of individuals.

Pictures follow.

**Interior:**

large studio  
well equipped kitchen  
separate shower room  
with toilet

**Exterior:**

residents' parking  
gardens  
secure bike storage

**Kitchen:**

built in oven & hob  
microwave oven  
fridge  
washer dryer

**Entertainment:**

wired for ntl cable  
services

**Comfort & safety:**

gas central heating  
door intercom  
fire alarm system  
security keys


1/2/2011

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	