



46 Rosebery Street
York, YO26 4YX
£900 Per Month

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This stunning three bedroom terraced house within a short walk of the city centre is not one to be missed.

As you enter the property you are instantly greeted by a grand living and dining room space with gorgeous hard wood flooring and real log burner. This leads onto a fabulous galley kitchen with integrated cooker and hob and overlooks the courtyard with log store at the rear. At the end of the property is a bright and welcoming bathroom with bath, shower and heated towel rail.

Back in the lounge, as you proceed up the carpeted stairwell are two fabulous double bedrooms with lovely floorboards emphasising a very rustic feel. Up the second flight of stairs is the third bedroom with ensuite bath and storage space.

The property has been decorated to a very high and fashionable standard and is available now.

Pets considered on a case by case basis. Sorry no smokers.

Please be advised this property does not have planning consent to be let to more than two unrelated sharers.

Living Room/Dining Area

24'0" x 11'1" (7.33m x 3.39m)

Kitchen

12'10" x 5'7" (3.92m x 1.71m)

Bathroom

6'11" x 5'6" (2.13m x 1.69m)

Stairs Leading To;

Bedroom 1

11'8" x 8'1" (3.56m x 2.48m)

Bedroom 2

11'1" x 9'0" (3.38m x 2.76m)

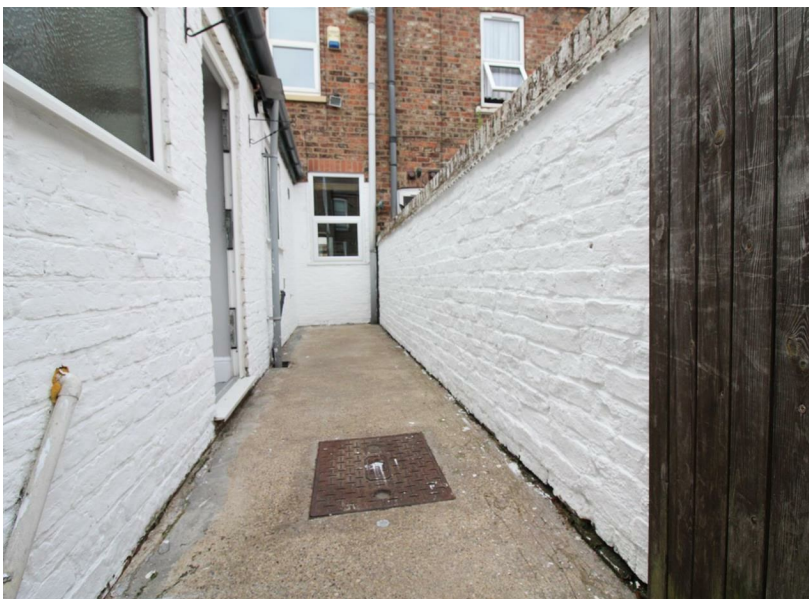
Bedroom 3

11'1" x 10'4" (3.38m x 3.15m)

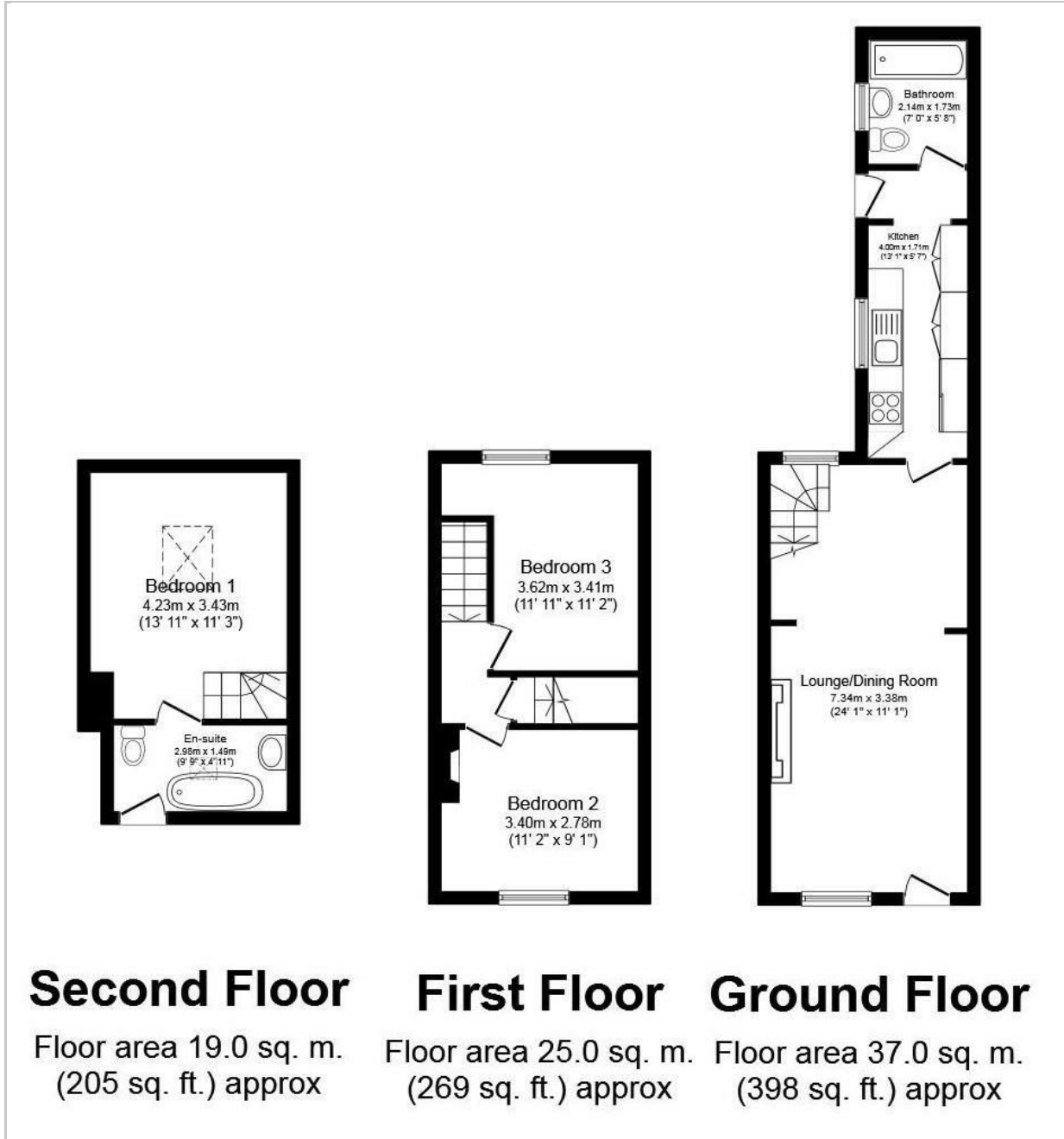
Ensuite Bathroom



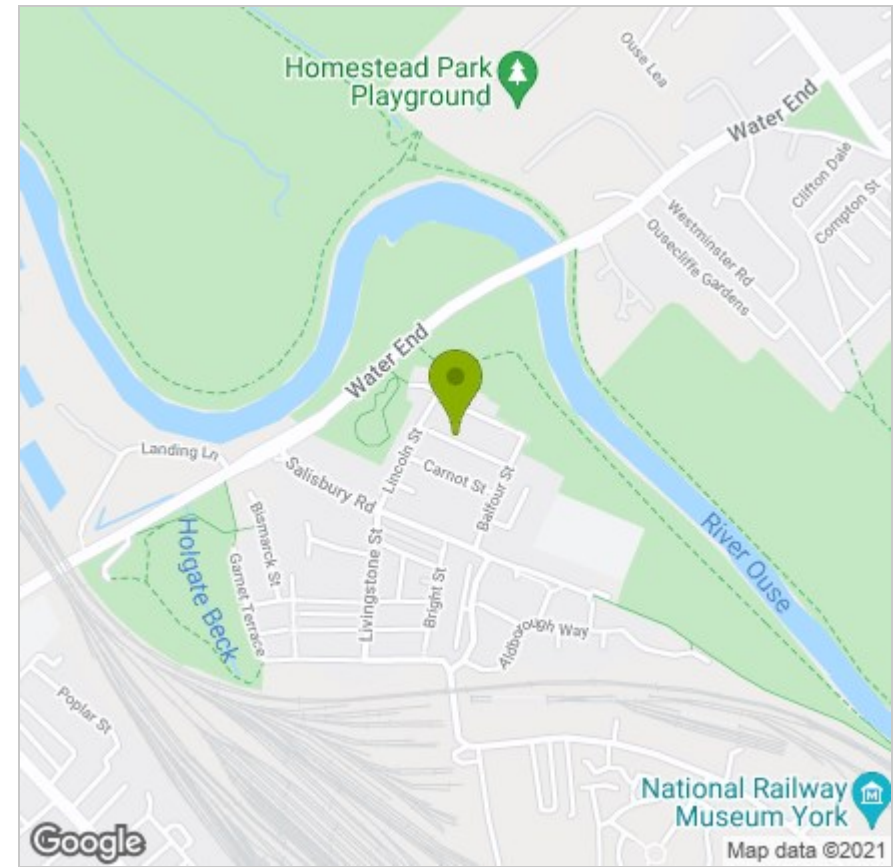
9'8" x 4'9" (2.97m x 1.45m)



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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