



39 Frances Street  
York, YO10 4DW  
£1,050 Per Month

3 2 1 C



**\*AVAILABLE NOW\***

This beautifully presented three bedroom terraced house over three storeys is located in the sought after location of Fulford within close proximity of the city centre and all local amenities.

As you proceed through the entrance hallway into the large lounge/dining area with fashionable grey wood-effect laminate flooring, this overlooks the lovely north-facing courtyard. You continue onto the bright skylighted galley kitchen with integrated oven and hob.

Back in the hallway as you proceed up the carpeted stairwell, you are welcomed by two large double bedrooms and a fabulous bathroom with bath/shower and heated towel rail.

Up the second flight of stairs is a further double bedroom with ensuite WC with heated towel rail.

The property is available immediately and does not have planning consent to be let to more than two unrelated sharers. Sorry no pets or smokers.

### **Entrance Hallway**

### **Living/dining area**

25'3" x 10'7" (7.72m x 3.23m)

### **Kitchen**

17'9" x 5'6" (5.43m x 1.69m)

### **Stairs leading to;**

### **Bedroom 1**

12'9" x 7'10" (3.91m x 2.4m)

### **Bedroom 2**

20'9" x 8'7" (6.33m x 2.64m)

### **Bathroom**

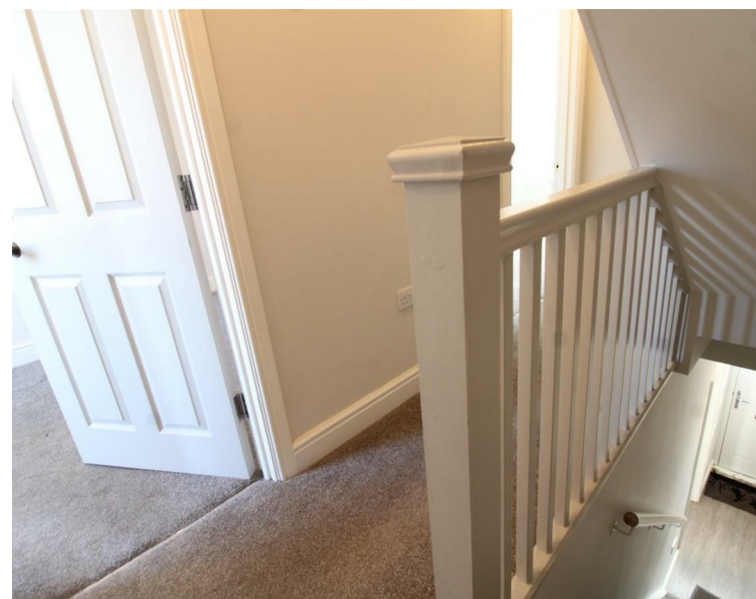
6'1" x 5'6" (1.87m x 1.7m)





**Bedroom 3**  
12'10" x 6'3" (3.93m x 1.93m)

**Ensuite WC**  
4'8" x 2'11" (1.44m x 0.89m)

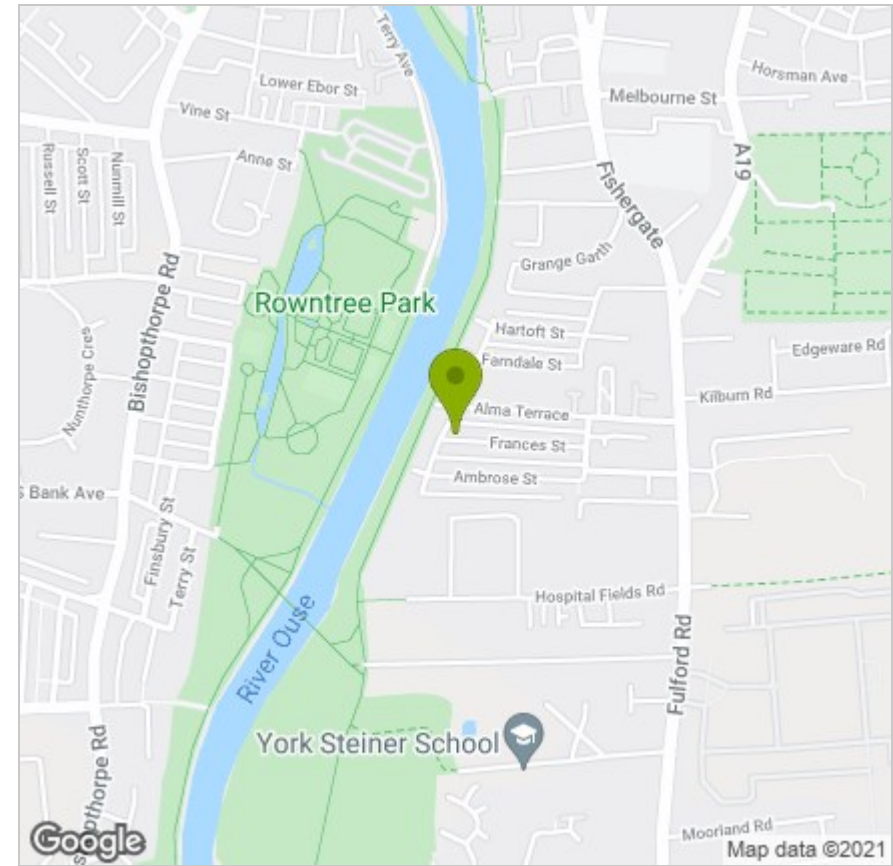




## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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