



60 Baker Street, York, YO30 7AX

£195,000



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For Sale

INVESTORS \*\*\* Mid Terraced Property \*\*\* Two Bedrooms \*\*\* Let Furnished \*\*\* Fixed Term Tenancy Until 20 September 2021 \*\*\* Achieving £780pcm \*\*\* First Floor Bathroom \*\*\*\* Enclosed Courtyard \*\*\* Quiet No Through Road

Full 360 tour on Rightmove!

#### Entrance

Part glazed UPVC door with top light.

#### Lobby

#### Lounge

Two UPVC windows. Radiator. Fireplace.

#### Dining room

UPVC window. Radiator. Under-stairs cupboard. Built-in cupboard and shelving.

#### Kitchen

Fitted with a range of wall and base units. Built-in oven and hob. Inset sink unit. Plumbing for washing machine. Boiler. UPVC window. Part glazed UPVC door to rear courtyard.

#### First Floor

##### Bedroom 1

UPVC window. Radiator. Built-in cupboard.

##### Bedroom 2

UPVC window. Radiator. Built-in wardrobe.

#### Bathroom

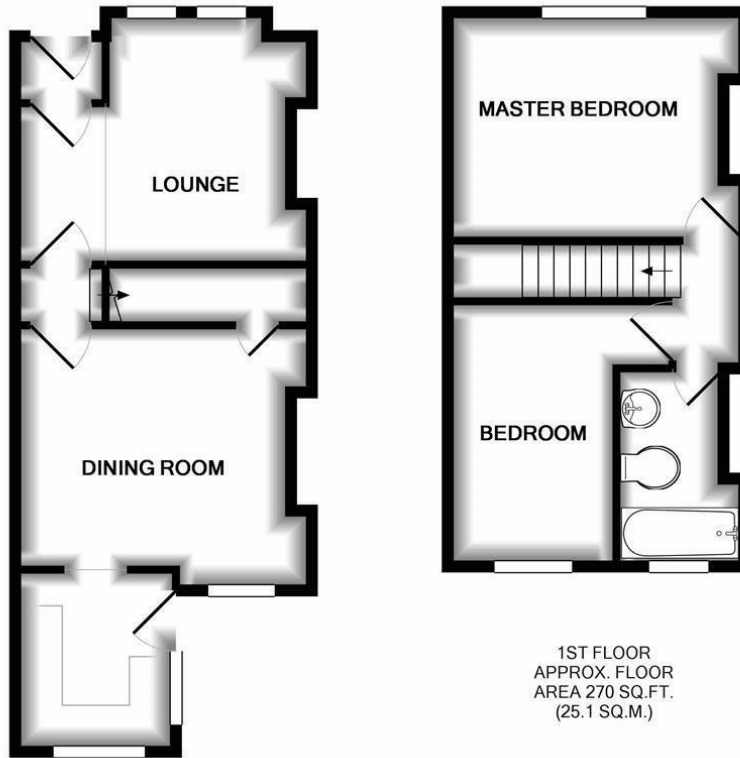
Fitted with a three piece suite comprising bath with shower over, wash hand basin and toilet. Heated towel rail. UPVC opaque window.

#### Outside

Enclosed walled courtyard with shed.

#### Additional Information

This property is let on a furnished basis and achieving £780pcm. The tenants are in a fixed term tenancy until 20 September 2021.



1ST FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.1 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 320 SQ.FT.  
(29.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 589 SQ.FT. (54.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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

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

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