

# Frances Street York YO10 4DW

**Rent:** £1,195 PCM  
**Deposit:** £1,378  
**Furnishing:** Unfurnished  
**Council Tax Band:** B  
Available 14th February



- Terraced House
- Large open living/ dining room
- Rear Courtyard
- Bathroom with shower over bath
- Council tax band B
- Two double bedrooms
- Kitchen with white goods
- Good location
- Parking on street
- Available 14th February



A good sized two bedroom terraced house. The area lies conveniently for the city centre and outer ring road with easy access to local amenities and excellent schools.

The property is offered unfurnished and accessed off street into the entrance hallway leading to the open plan living room/ dining room, kitchen with white goods and small pantry space. To the first floor is the large master bedroom, second double bedroom and bathroom with shower over bath.

Externally there is a small courtyard to the rear and parking is available on street with no permit restrictions.

Council tax band B

No Pets & No smokers. Available 14th February

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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