

99Home Ltd.

99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

2 Bed Flat In West Moor Fordlands Crescent, York, YO19 4QH

£850 Monthly



Ref:15016



SHORT DESCRIPTION

Property Ref: 15016 Completely refurbished and painted. Ideal for students, academics or professionals. This is a ground floor, 2 bedroom flat just off Fulford Road and 10 minutes from the main university campus (about 15 mins to Campus East) by cycle or 30 mins walk. Furnished with white goods (fridge, washing machine, hob and oven). Easy to heat and maintain, easy access to York City Centre, the A64 and Designer Outlet. On a regular bus route. Spacious and bright. Rental without bills is £850 pcm (£98 pppw est) does not include bills but calculate around £120 per person per week if you include rent, water and energy bills depending on usage and not including wifi or content insurance. Close to regular bus routes. No booking or admin fees. Viewings available from 30th May 2025 (booking required). Non smokers, not suitable for pets. Message me if interested, for more information and to book a viewing. Thank you Property Type: Flat Full Renting price: £850.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: A EPC rating: D Measurement: 592.015 sq.ft. Outside Space: N/A Parking: On street Heating Type: Electric Heating -----

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

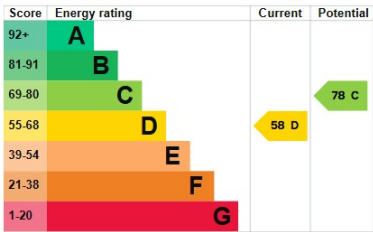
| | |
|------------------|-------------------|
| Property type | Ground-floor flat |
| Total floor area | 55 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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