



**56 Ladywell Road  
York, Yorkshire YO51 9HL**

**£825 Per month**

Situated close to local shops, schools and amenities, this spacious 3 bedroom property has the benefit of a gas central heating system and part double glazing, briefly comprising of: Entrance hallway, downstairs cloaks, lounge/dining room, kitchen 2 double and a single bedrooms, bathroom, enclosed rear garden with outside storage, carport and parking, early AVAILABLE MID MARCH 2020

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### Summary

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Entrance Hall

Cloakroom/Wc

Lounge/Dining Room

6.55 x 3.16

21' 6" x 10' 4"

Kitchen

3.26 x 2.66

10' 8" x 8' 9"

Landing

Bedroom 1

3.46 x 2.55

11' 4" x 8' 4"

Bedroom 2

3.17 x 3.00

10' 5" x 9' 10"

Bedroom 3

3.29 x 2.69


10' 10" x 8' 10"

Bathroom

Outside

Car Port and gardens



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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