



Minster Avenue, York
£140 pppw

Double Room to rent **LET AGREED**

OPEN VIEWING WED 11th DEC 3-4pm.
PROPERTY AVAILABLE FROM 1st JULY 2025
£163pppw INCLUSIVE OF ALL BILLS

5 bedrooms and 2 bathrooms with lounge and kitchen. There is off road parking on a first come first served basis for 2 vehicles. Spacious garage and garden area.

Deposit: £300
Parking options: Off Street
Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

Floor plan of the second floor:

- LIVING ROOM**: 9'3" x 8'3" (2.82m x 2.51m)
- KITCHEN**: 9'3" x 7'0" (2.82m x 2.14m)
- SHOWER ROOM**: 6'0" x 3'7" (1.59m x 1.18m)
- BEDROOM 1**: 11'0" x 10'0" (3.35m x 3.05m)
- HALLWAY**: 4'0" x 4'0" (1.22m x 1.22m)
- STORE**: 4'0" x 4'0" (1.22m x 1.22m)
- GARAGE**: 22'2" x 6'11" (6.79m x 2.12m)

The plan also includes a staircase labeled "UP" and a "P.O. BOX" area.

Floor plan of the second floor. The layout includes four bedrooms (Bedroom 2, 3, 4, and 5), a bathroom, and a laundry area. A central staircase labeled 'DOWN' leads to the first floor. The dimensions for each room are as follows:

- Bedroom 4: 12' x 12'
- Bedroom 3: 12' x 12'
- Bedroom 5: 12' x 12'
- Bedroom 2: 12' x 12'
- Bathroom: 7'2" x 6'6" (2.20m x 1.83m)
- Laundry: 6' x 6' (1.83m x 1.83m)

Whilst every attempt has been made to ensure the accuracy of the footprint 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 | | | |
| (92-100) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

England & Wales

EU Directive
2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.