

# Bellerby Court Palmer Lane York YO1 7AF

**Rent:** £1,400 PCM  
**Deposit:** £1,615  
**Furnishing:** Furnished  
**Council Tax Band:** D

Available immediately for a minimum 12 month tenancy.



- Ground floor apartment
- Two double bedrooms
- Integral appliances
- Balcony
- Council tax band D

- Furnished
- Open plan living/ kitchen
- Two bathrooms
- City Centre location
- Available 24th September



An exceptionally smart two bedroom city centre apartment with private balcony . The city centre location is ideal for exploring all York has to offer.

This furnished apartment is accessed via a secure gate access into a communal hallway. The entrance hallway has a storage area which hides away a washer/ dryer. The magnificent open plan living area/ kitchen offers plenty of natural light through the large windows and French doors leading out to the balcony. The kitchen has integral appliances including a dishwasher. The master bedroom is accompanied with an ensuite shower room, there is a further double bedroom & elegant bathroom.

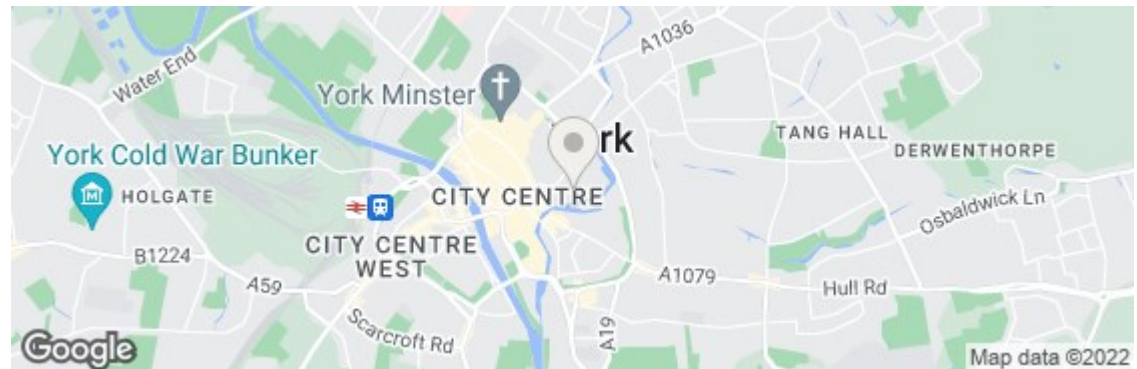
Externally the apartment has its own private balcony and landscaped communal garden.

Council tax band D.

No Pets, No Smokers. Available immediately for a minimum 12 month tenancy.

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	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	EU Directive 2002/91/EC



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