

The Ashtons logo is displayed in white text on a dark blue rectangular background in the top right corner. The word "Ashtons" features a green swoosh under the letter 'A'.

# Ashtons



70 Park Grove YO31 8LL

£1,600 Per Calendar Month

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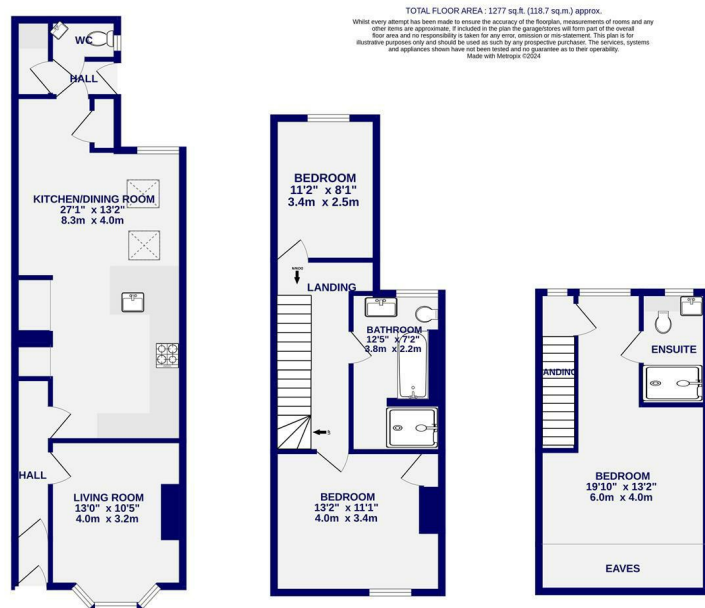




A modernised three bedroom mid terraced house in a coveted residential area, positioned within walking distance to the city centre and York Hospital. Available for let on an unfurnished basis, the property was renovated in 2024 and extended to offer high end accommodation.

Arrive into the entrance hallway, decorated with original tiling, to the right is a living room with window seating. To the rear of the ground floor is an open plan kitchen, living, dining area; the kitchen is equipped with an array of shaker style units, electric oven, hob, dishwasher and space for a fridge freezer; onward is a utility room with space for washing machine and a downstairs WC. A fridge freezer and washing machine can be provided if required. The first floor houses a rear facing smaller double bedroom, a large front facing double bedroom and the house bathroom with bath and walk in shower. To the second floor is a third double bedroom with ensuite shower room. Externally the property benefits from a rear yard with patio area, low maintenance artificial grass, brick storage and rear alley access.

Available 9th June / 12 Month Tenancy / Deposit £1750/ Council Tax Band C / EPC Rating B / On Street Permit Parking / Fibre Broadband included



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The Property Ombudsman

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01904 731404

lettings@ashtonsnet.com