



Leeside, York £1,200 Per Month

Stephensons are pleased to offer for rent this well maintained period two bedroom semi detached property. Offered for rent unfurnished, with a new A-rated boiler, attached garage and a large rear garden, an early viewing is advised.



The property is entered via a composite panelled front door, into an entrance hallway with doors leading off to the kitchen and living rooms as well as stairs to the first floor accommodation. The kitchen dining room can be found to the rear elevation of the property and benefits from a range of wall and base units, basin with drainer and mixer tap, built in oven with electric hob. There is also ample space for further appliances as well as a dining table and chairs. The cosy living room sits to the front elevation with large bay window overlooking the front garden and a feature fireplace with wood burning stove.



To the first floor are two well proportioned double bedrooms, and a house bathroom. The master bedroom is a large double bedroom to the front elevation which benefits from useful built in storage. Bedroom two can be found to the rear elevation and is another good sized double room. The house bathroom completes the first floor accommodation and briefly comprises a panelled bath with shower over, pedestal wash basin, and low flush wc.



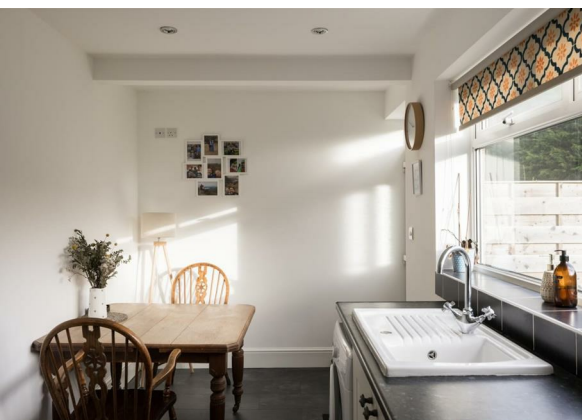
To the outside the property benefits from an attached single garage, driveway offering off street parking for one to two cars, as well as a front garden that is mainly laid to lawn. To the rear of the property is a large garden which is mainly laid to lawn with sizeable patio, ideal for summer entertaining.

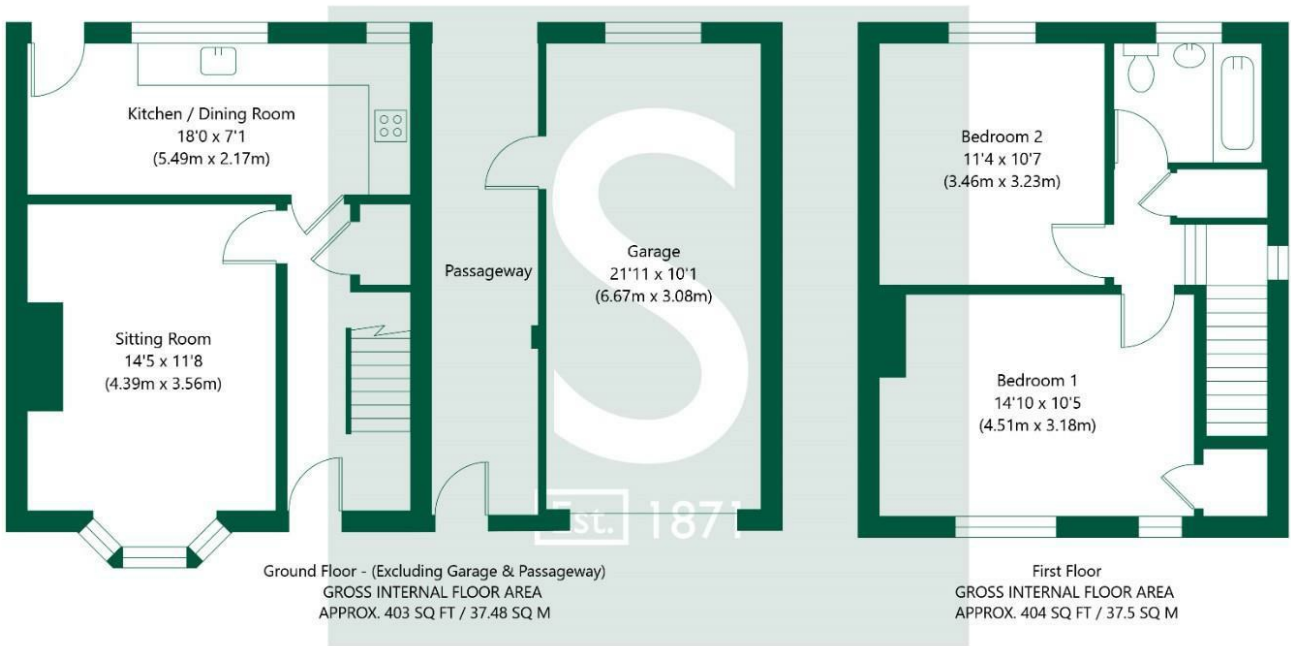
Services: All Mains

EPC Rating: 70 (C)

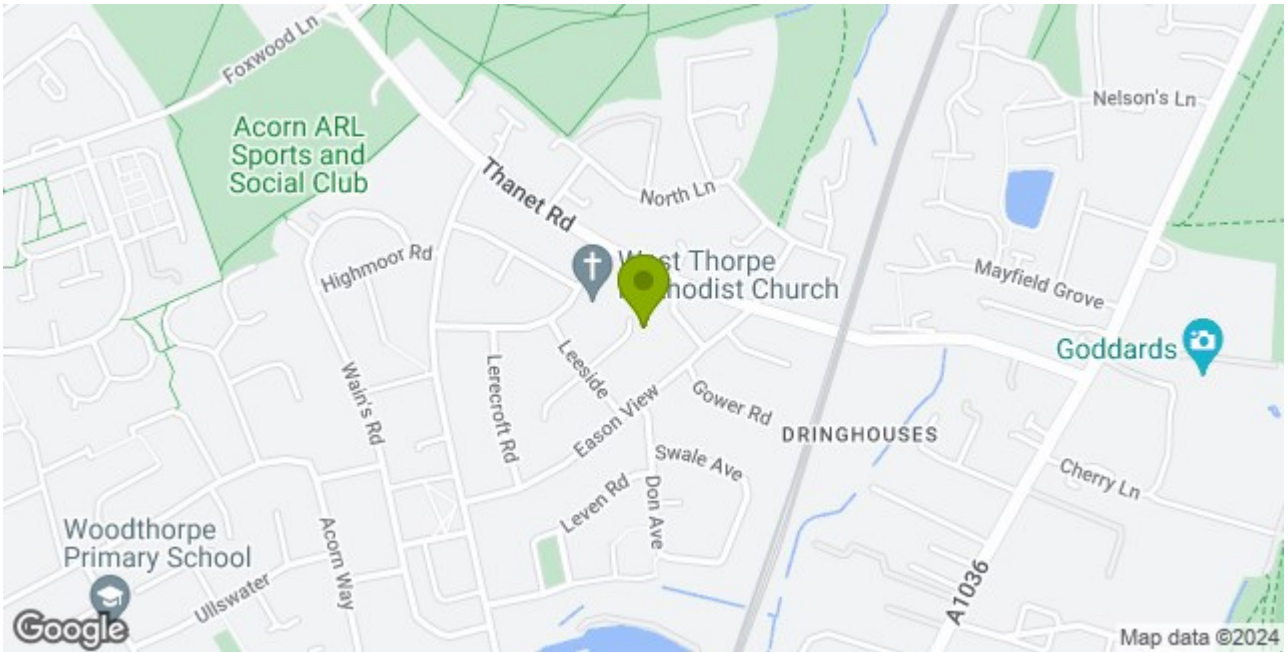
Council Tax: York City Council - Band B

Viewings: Strictly via the Letting agent 01904 625533





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 807 SQ FT / 74.98 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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Knarborough	01423 867700
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Associates

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