



## Grosvenor Terrace York £800 Per Month

A large third floor flat with electric heating, offered part furnished. The property is located off Bootham convenient for access to the city, hospital etc. Communal hall/staircase, kitchen with appliances, 19' lounge, large double bedroom, en suite shower/WC. Permit on street parking.

EPC 43 E.NO SMOKERS NO PETS





## DESCRIPTION

Ground Floor Communal Entrance Hall and Staircase leading to the third floor.

Kitchen: 6`3" x 6`5" (1.91m x 1.96m) single drainer stainless steel sink, fitted base cupboard, laminate worktop, electric cooker, washer, fridge and freezer.

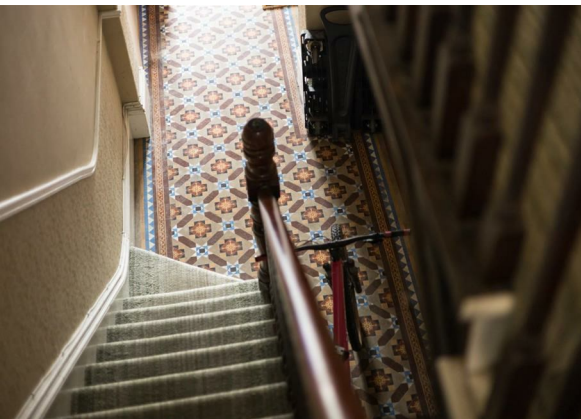
Living Room: 19` x 14`10" (5.79m x 4.52m) electric heater, dormer window, sloping ceiling.



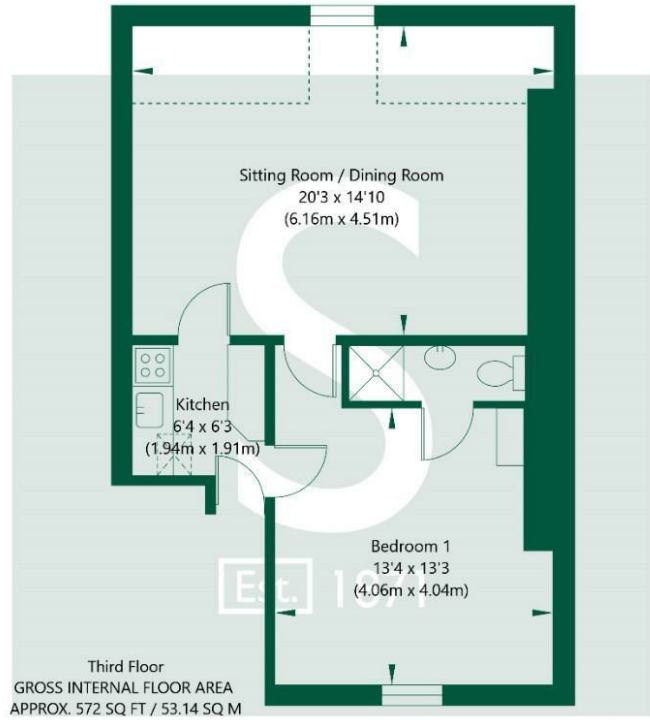
Bedroom (Rear): 13`7" x 12`1" (4.14m x 3.68m) electric heater, dormer window.

Shower/WC: White suite comprising panelled shower cubicle with glazed door and Mira shower fitting, pedestal hand basin, low flush WC, extractor fan.

NOTE: The furniture in the property has been donated by the previous tenant for the use of the new tenant.



Grosvenor Terrace , York, YO30 7AG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 572 SQ FT / 53.14 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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