



## Carnot Street York £975 Per Month

A beautifully presented terrace property in this sought-after position easy walking distance to the city centre and train station. Offered for rent unfurnished with new decoration throughout. Gas central heating, uPVC double glazing. Spacious lounge and dining area. Fitted kitchen with cooker, washer/dryer and fridge. Rear entrance lobby. Bathroom/WC with shower (all recently refitted). First floor, two bedrooms. Outside, enclosed rear yard.

EPC 63 (D). NO SMOKERS. NO PETS.



## DESCRIPTION

Lounge/Dining Room - 21'1" x 11'1" (6.43m x 3.51m) external door, two central heating radiators, laminate wood flooring, staircase to first floor, understairs shelving.

Kitchen - 7'1" x 6' (2.16m x 1.83m) single drainer stainless steel sink, range of fitted base units and drawers with white doors beneath wood effect laminate worktops, tiled splashback, matching wall units. Gas cooker, washer/dryer, fridge.



Rear entrance lobby with part glazed external door.

Bathroom/WC - recently refitted white suite comprising panelled bath with shower and glazed screen, wash basin over fitted unit, low flush WC, laminate floor, walls tiled, extractor fan, heated towel rail.

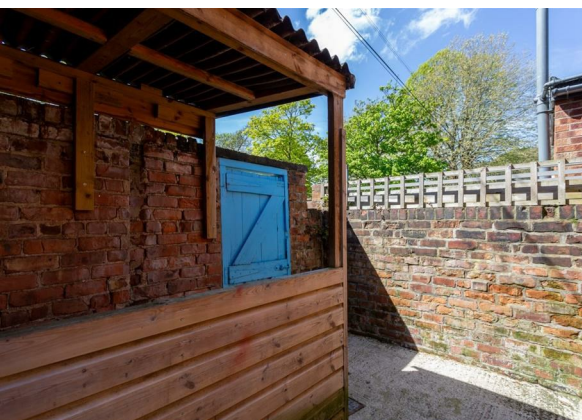
First floor landing.

Bedroom One (front) - 12'1" x 11'1" (3.68m x 3.38m) central heating radiator.

Bedroom Two (rear) - 11'1" x 8'1" (3.38m x 2.46m) central heating radiator. Worcester gas central heating boiler.



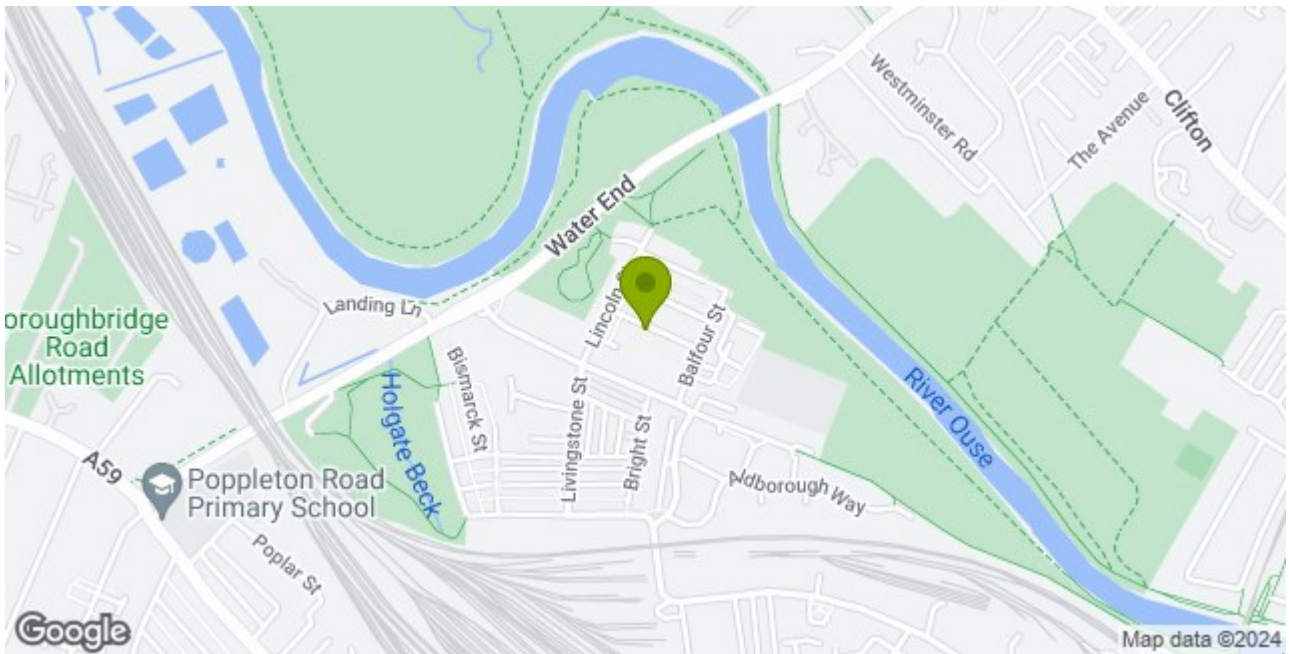
Outside - concreted rear yard with covered area.



Carnot Street, York, YO26 4YY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 599 SQ FT / 55.64 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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