



## Intake Avenue, York £995 Per Month

A recently converted ground floor flat conveniently placed for access to the hospital, Nestle etc. Unfurnished, gas central heating, uPVC double glazing, entrance hall, fitted living room/kitchen with integrated oven, hob, fridge/freezer and washer, two bedrooms (one with walk in wardrobe), bathroom/WC with shower, enclosed gravelled rear garden, car parking space. EPC 78 C. NO SMOKERS NO PETS.



## DESCRIPTION

Entrance Hall: part glazed uPVC external door, storage cupboard, smoke alarm.

Living/Kitchen: 13`3" x 11`10" (4.04m x 3.61m) single drainer stainless steel sink with mixer tap, range of fitted base units and drawers with grey matte doors beneath wood effect laminate worktops, tile splashback, matching wall units, integrated electric oven, ceramic hob, fridge/freezer, washer, central heating radiator, half glazed external door.



Bedroom One (Front): 14` x 8`5" (4.27m x 2.57m) central heating radiator, walk in wardrobe 6`3" x 4`4".

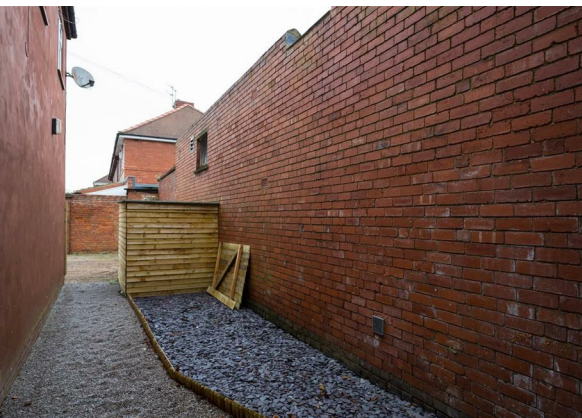
Bedroom Two (Front): 9`1" x 8`7" (2.77m x 2.62m) central heating radiator."



Bathroom/WC: with white suite comprising panelled bath with shower and glazed screen, bracket hand basin, low flush WC, heated towel rail, tiled floor, walls tiled, extractor fan.

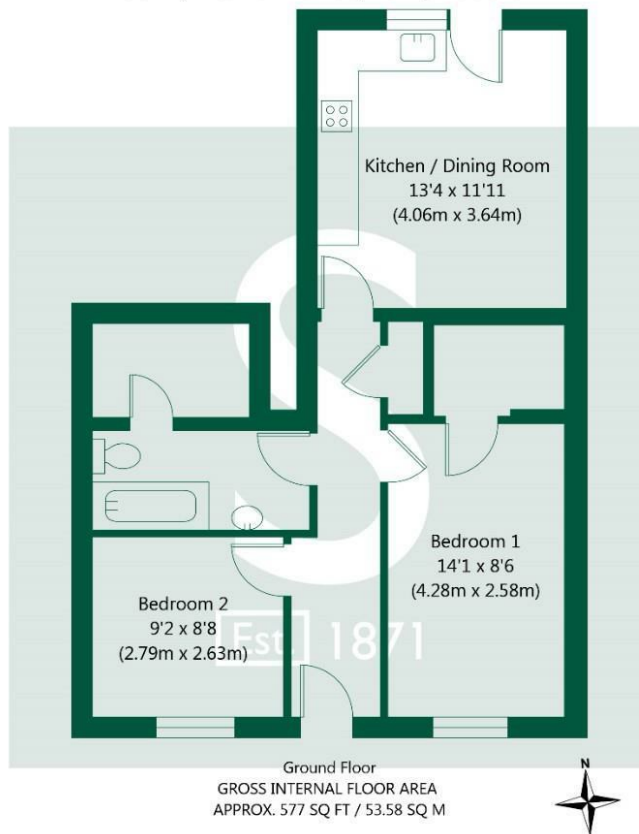
Walk in store: with Ideal gas central heating boiler and shelving.

Outside: Enclosed gravelled rear yard, communal bike shed, car parking space to front.

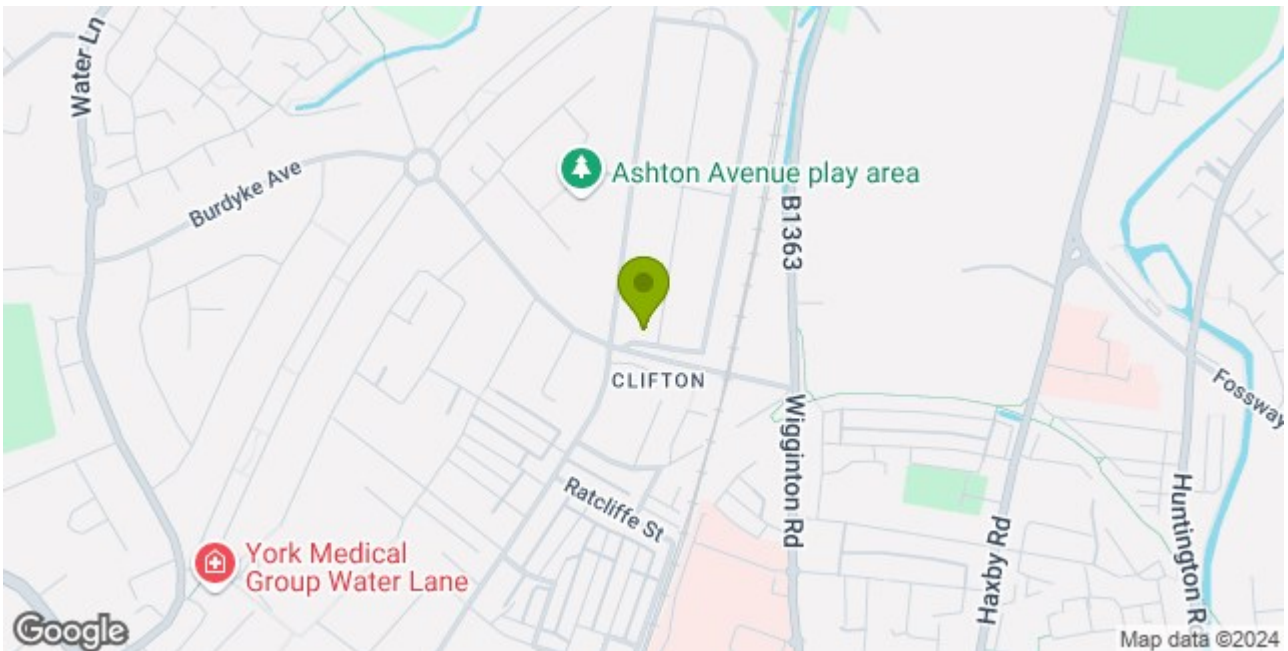




Flat 1E, Intake Avenue, York, YO30 6HB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 577 SQ FT / 53.58 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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