



Holgate Road York £800 Per Month

A modern first floor 1 bed roomed flat well placed for access to the city, Holgate Business Park, station, etc. Unfurnished. Gas C/H, UPVC double glazing. Hall, living/kitchen with appliances, double bedroom, bathroom/WC with shower, attractively presented throughout. Single car parking space.

EPC 80 C NO SMOKERS NO PETS.



DESCRIPTION

Accessed via a communal staircase from the rear car parking area, the accommodation comprises:-

Hall. With central heating radiator, cloaks cupboard.

Living/Kitchen. Approx 17`8" x 13`3"max (5.38m x 4.04m) with central heating radiator, range of fitted base and wall units with cream doors beneath slate effect laminate worktops, single drainer stainless steel sink, integrated electric oven, hob, stainless steel hood, fridge freezer, automatic washer, laminate wood flooring.

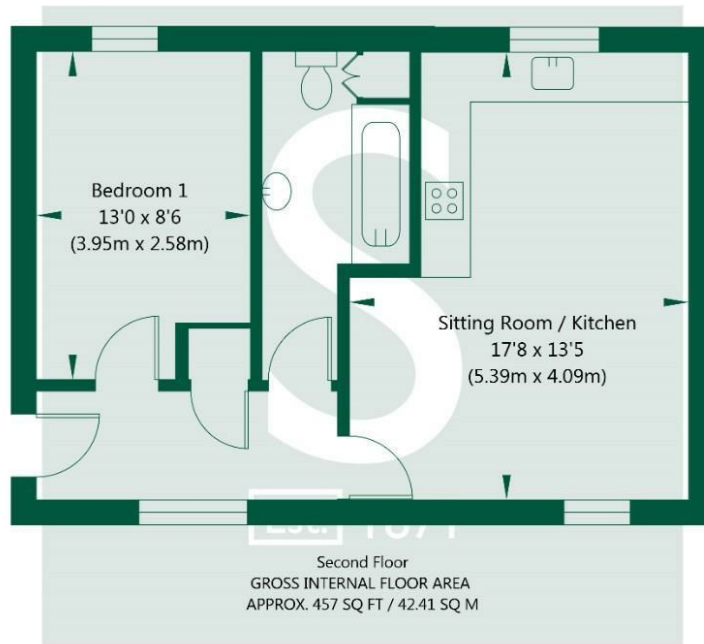
Bedroom. Approx 13`0" x 8`4" (3.96m x 2.54m) with central heating radiator.

Bathroom/WC. With white suite comprising panelled bath with shower and glazed screen, pedestal hand basin, low flush WC, cupboard housing Ideal Logic gas central heating boiler.

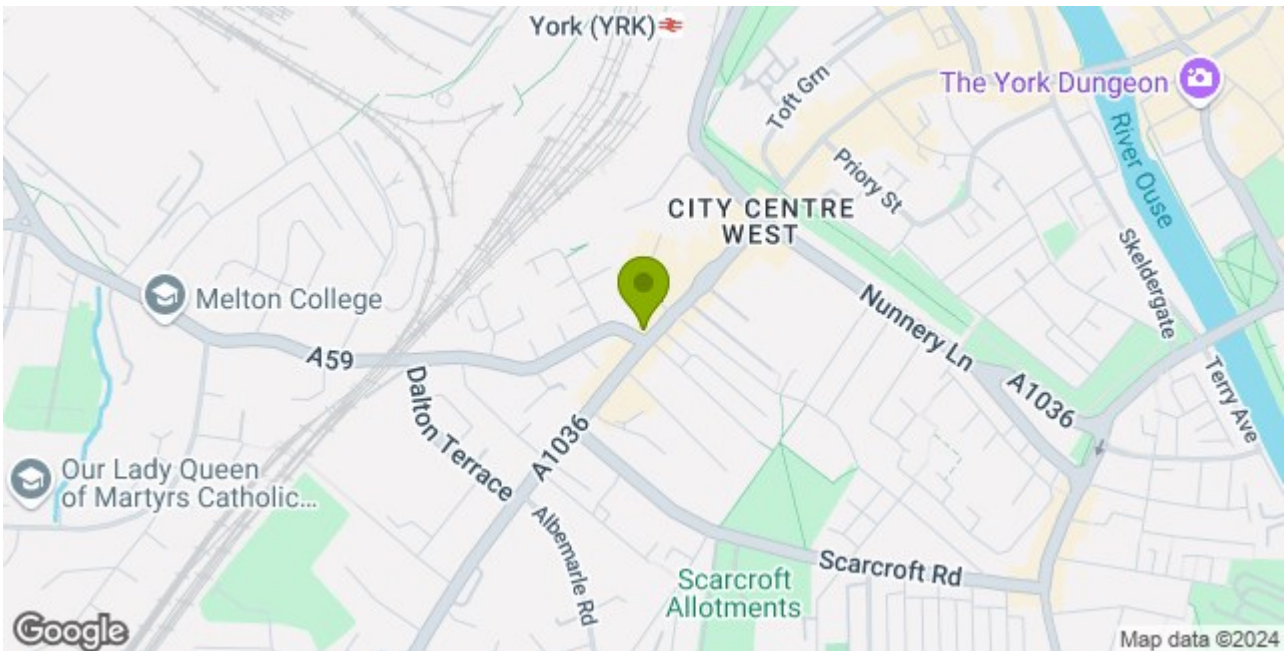
Outside. Communal gardens, single parking space.



Holgate Rd, York, YO24 4AZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 457 SQ FT / 42.41 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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