



## Regent Street, York £1,250 Per Month

Stephensons are pleased to offer for rent this modern two bedroom ground floor apartment. Offered for rent part furnished with secure allocated parking and with easy walking distance of York City Centre, an early viewing is strongly advised.





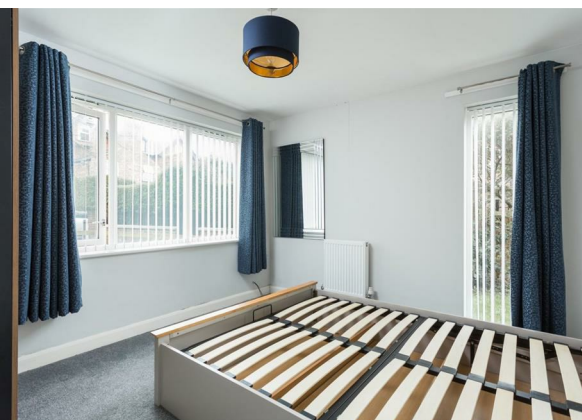
The property is entered off a communal entrance hall which benefits from secure fob access. Within the apartment a entrance hall with two useful storage cupboards gives access to all the property's accommodation.

To the front elevation is a well proportioned modern kitchen which boasts a range of wall and base units, fridge/freezer, washing machine, integrated oven and 4 ringed gas hob. The kitchen, in turn, opens through to a spacious dual aspect living area, with neutral decor and recently refitted carpets.

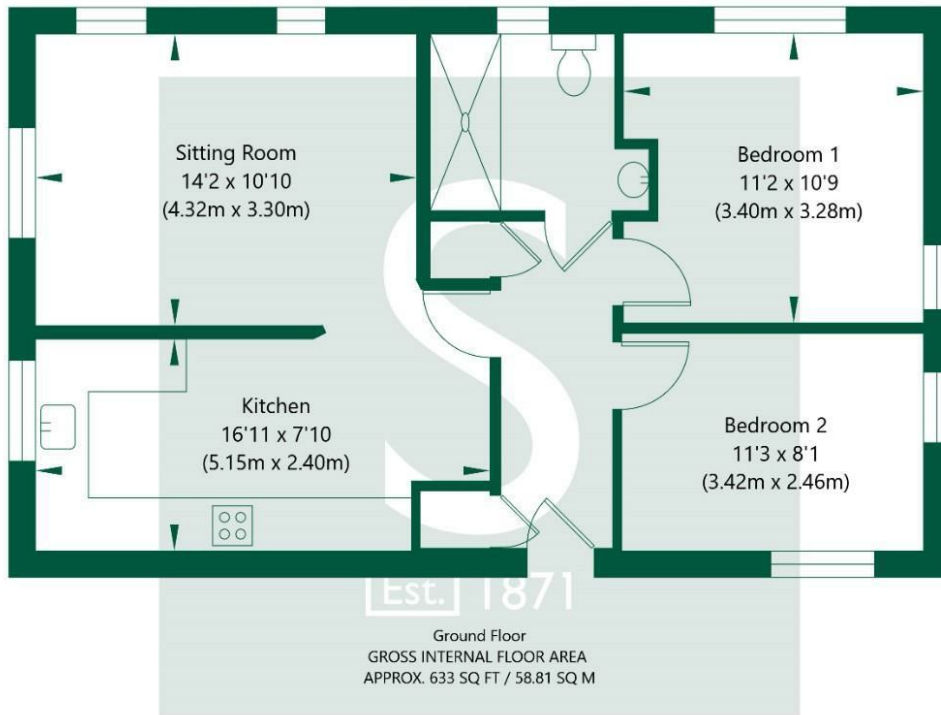


To the rear elevation are two well proportioned dual aspect double bedrooms, offering views over the communal gardens. The internal accommodation is completed by a stylish house bathroom with large double width waterfall shower, wash basin and a low flush wc.

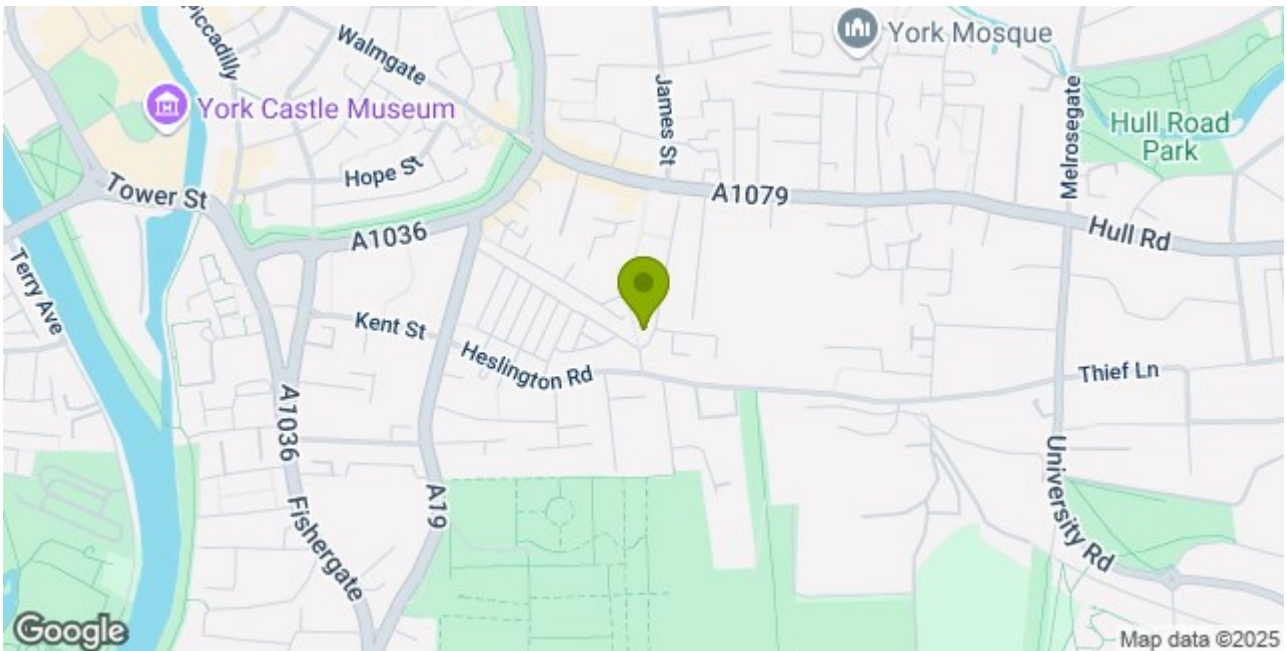
Externally the property benefits from a secure allocated parking spot and use of communal lawned gardens. Available immediately and sure to appeal to a range of renters, an early viewing is strongly advised.



# Regent Street , York, YO10 3DA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 633 SQ FT / 58.81 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

N Lawrence

