



## Intake Avenue York £775 Per Month

A well appointed first floor flat off Burton Stone Lane, close to Nestle and York Hospital. Offered for rent unfurnished with Gas central heating, and uPVC double glazing. The property briefly comprises a Lounge, Fitted Kitchen with appliances, Double Bedroom, Shower/W.C. Parking space.

EPC 80 C.



## DESCRIPTION

Ground Floor

Communal hall/staircase

First Floor

Hall



Living Room. Approx 12'5" x 9'10" (3.79m x 3.00m) with central heating radiator.

Kitchen. Approx 7'11" max x 6'9" (2.41m x 2.06m) with single drainer stainless steel sink, range of fitted base units beneath granite effect laminate worktops, matching wall units, tiled splashback, Gas central heating boiler, cooker, washer, fridge.

Bedroom. Approx 12'5" x 8'1" (3.79m x 2.46m) with central heating radiator.



Shower/WC. With white suite comprising pedestal hand basin, low flush WC, tiled/glazed shower cubicle, central heating radiator.

Outside. Car parking space.

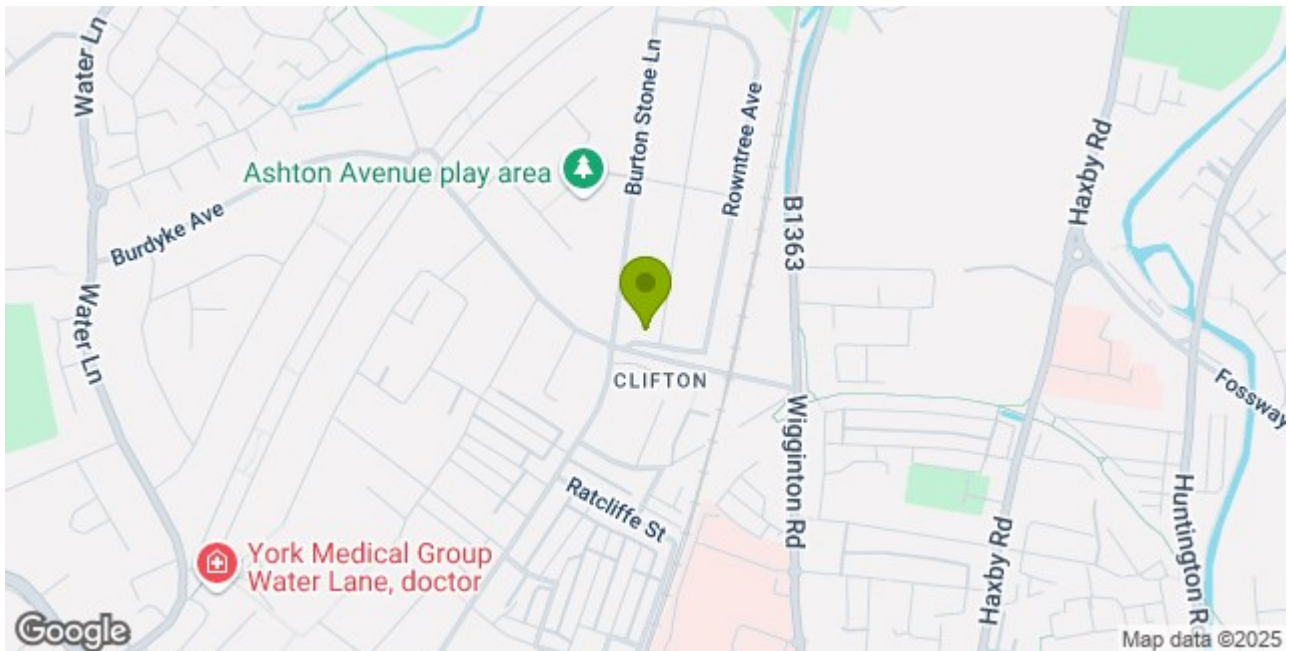




# Intake Avenue, York, YO30 6HB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 418 SQ FT / 38.83 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
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## Associates

N Lawrence

