



## Lavender Grove, York £1,100 Per Month

Stephensons are pleased to offer for rent this spacious mid townhouse, set within this convenient cul-de-sac offering generous 2 bedroom living accommodation with gas central heating, rear courtyard and offered for rent unfurnished.



## Accommodation

This traditional mid-townhouse occupies a choice position within walking distance from both the city centre of York and York railway station.

Internally the property is entered via a uPVC framed double glazed front door into an entrance hall with staircase leading to the first floor accommodation and radiator.

The principal reception room is a spacious lounge located at the front of the house having a bay window to the front elevation. There is a living flame coat effect gas fire set on a Quarry tiled hearth in addition to a television aerial point and radiator.

Beyond the lounge is a separate dining room having a double radiator and built-in under stairs storage cupboard.

The property's kitchen is positioned at the rear of the house and has a range of built-in base units to two sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen includes a built-in electric oven with four point gas hob unit and extractor canopy. There is plumbing for a washing machine and space for a fridge freezer unit. A rear entrance door leads out onto the courtyard beyond and the kitchen benefits further from tiled flooring and a radiator.

The property benefits from two generous double bedrooms, the main bedroom of which is to the front of the property and has a built-in wardrobe. Bedroom two is at the rear with both bedrooms having radiators, uPVC framed double glazed casement windows.

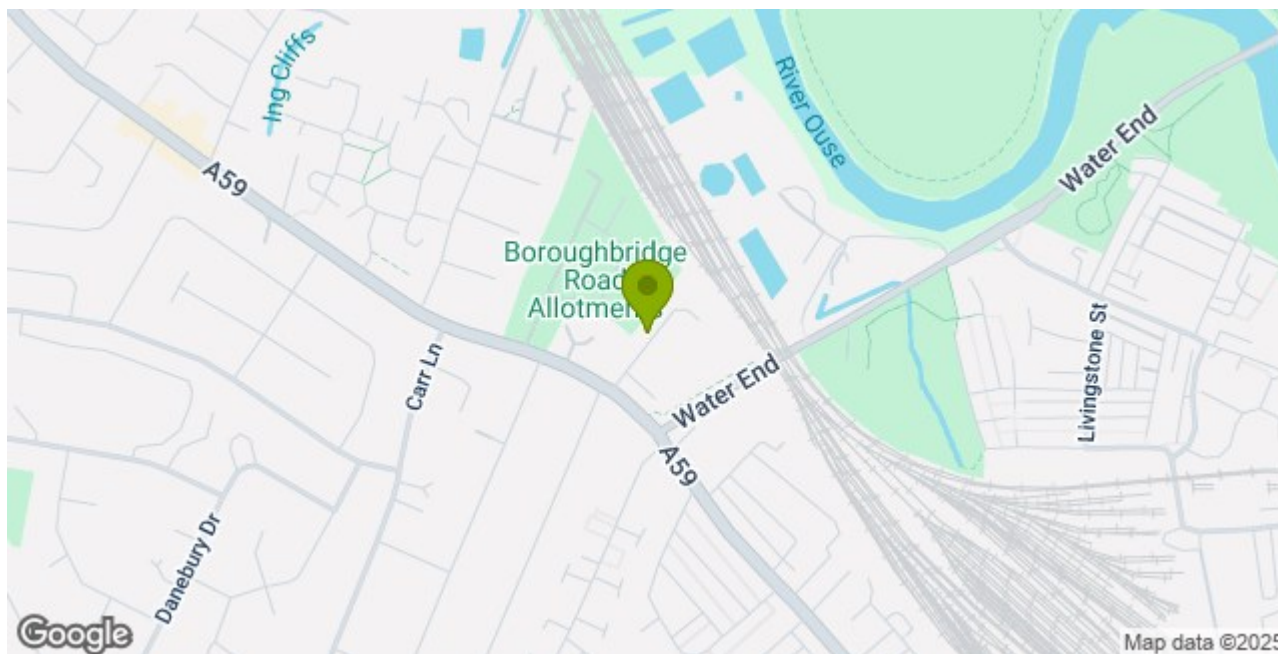
Finally, there is a house bathroom having a low flush W.C, wash hand basin and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom includes a double radiator, tiled flooring and built-in lining cupboard housing the gas fired central heating boiler.

## to The Outside

The property fronts directly onto Lavender Grove and has a rear courtyard with wall boundaries and a gated access which leads out onto the rear alley beyond.

There is a range of brick and tiled outbuildings, including a garden store, outhouse, and W.C.

The property benefits from uPVC framed double glazed casement windows throughout as well as gas fired central heating, and an early inspection is recommended.



## Stephensons

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## Partners

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