



## Hambleton Terrace, York £1,250 Per Month

A modernised terraced property with forecourt and rear yard. Contemporary kitchen and bathroom, the property benefits from gas central heating and double glazing. Overlooking mature trees to the front, the cycle path to York City centre is accessed close to the property. Located in a quiet area close to Nestle and York hospital, this property is offered unfurnished.

No smokers. No Pets



## DESCRIPTION

### ENTRANCE HALL

LOUNGE - with electric fire to surround, bay window, central heating radiator.

DINING ROOM - with decorative brick fireplace, double radiator, understairs cupboard with shelving.

KITCHEN - contemporary kitchen with integrated electric oven and hob, stainless steel hood. The property benefits from gas central heating boiler and there is plumbing for automatic washer. Glazed door leading to external patio garden

To the First Floor: Landing with built in cupboard

BEDROOM ONE (Front) - bright and airy double room with recessed cupboard

BEDROOM TWO (Rear) - small double room with decorative cast iron fireplace, recessed cupboard

BATHROOM - large room with contemporary white suite comprising panelled bath with tiled surround, shower and glazed screen

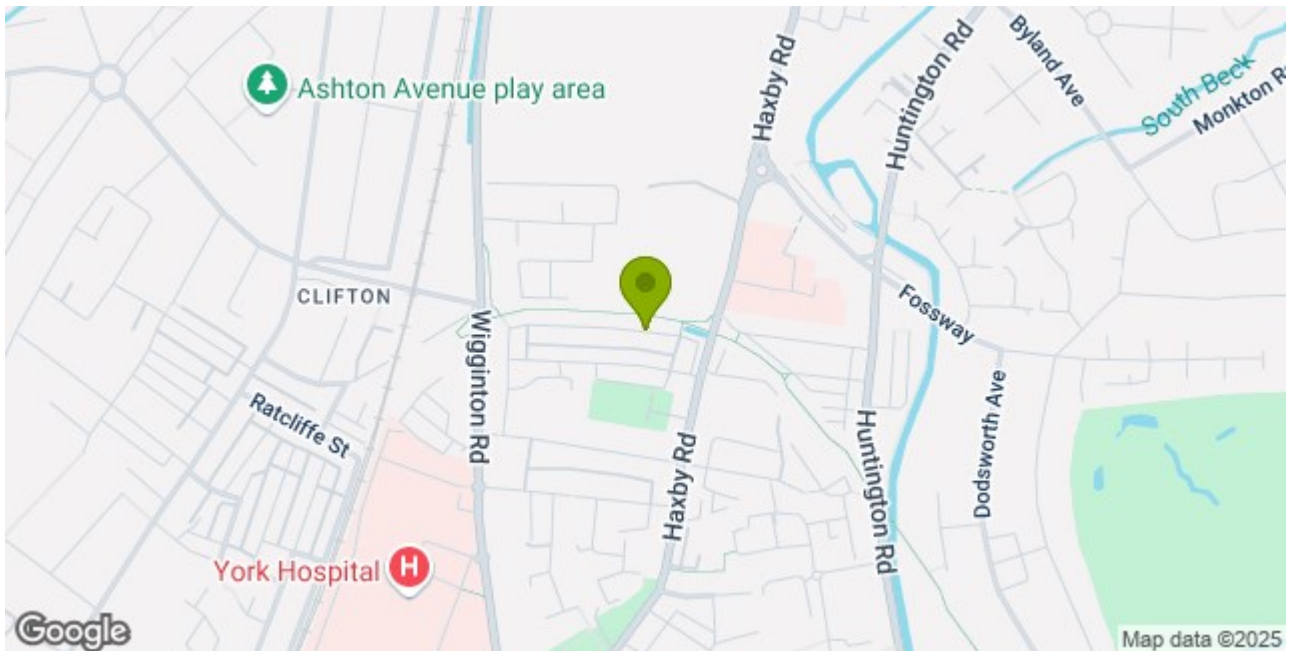
OUTSIDE - Forecourt garden to front, rear yard with outbuilding.



# Hambleton Terrace, York, YO31 8JJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 945 SQ FT / 87.84 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2020



## 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

