



Clarence Street York £750 Per Month

Stephensons are pleased to offer for rent this second floor flat close to the city centre. Gas background heating (cost included in rent) and electric heating. Hall. Living / bedroom. Dining kitchen with cooker, fridge & washer. Bathroom / WC with mixer shower.

EPC 65 D. NO SMOKERS. NO PETS



DESCRIPTION

Living/Bedroom (front). Approx 16`9" x 12`1" (5.10m x 3.68m) with dormer window, central heating radiator, 2 electric heaters.

Dining Kitchen. Approx 12`0" x 9`11" (3.66m x 3.02m) recently fitted kitchen with single drainer stainless steel sink, range of fitted base units and drawers with white doors beneath charcoal grey laminate worktops, electric cooker, washer and fridge/freezer, central heating radiator, electric heater.



Bathroom/WC. With white suite comprising walk-in shower, pedestal hand basin, low flush WC, walls part tiled, central heating radiator, extractor fan, Velux roof light.

Services: Background Gas Central Heating (included in rent), electric heaters, Mains water, drains and electric.

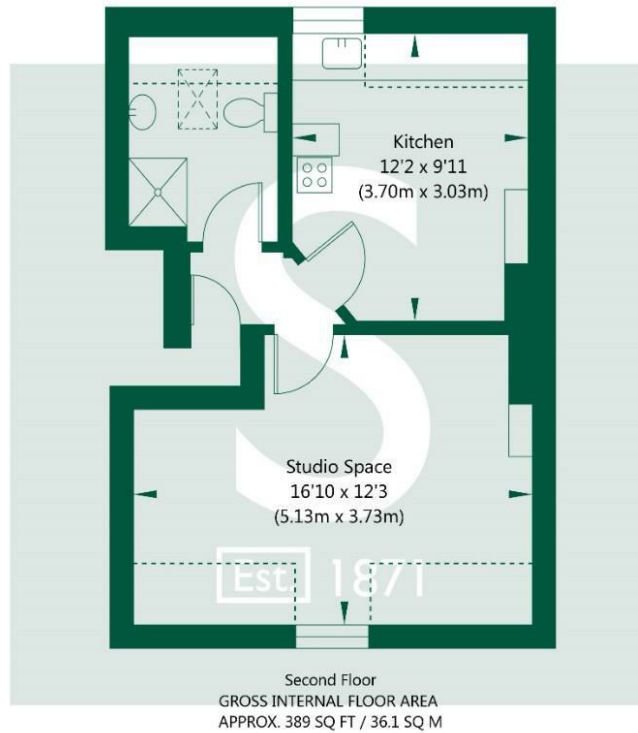
EPC: 65 (D)

Council Tax: City of York - Band A

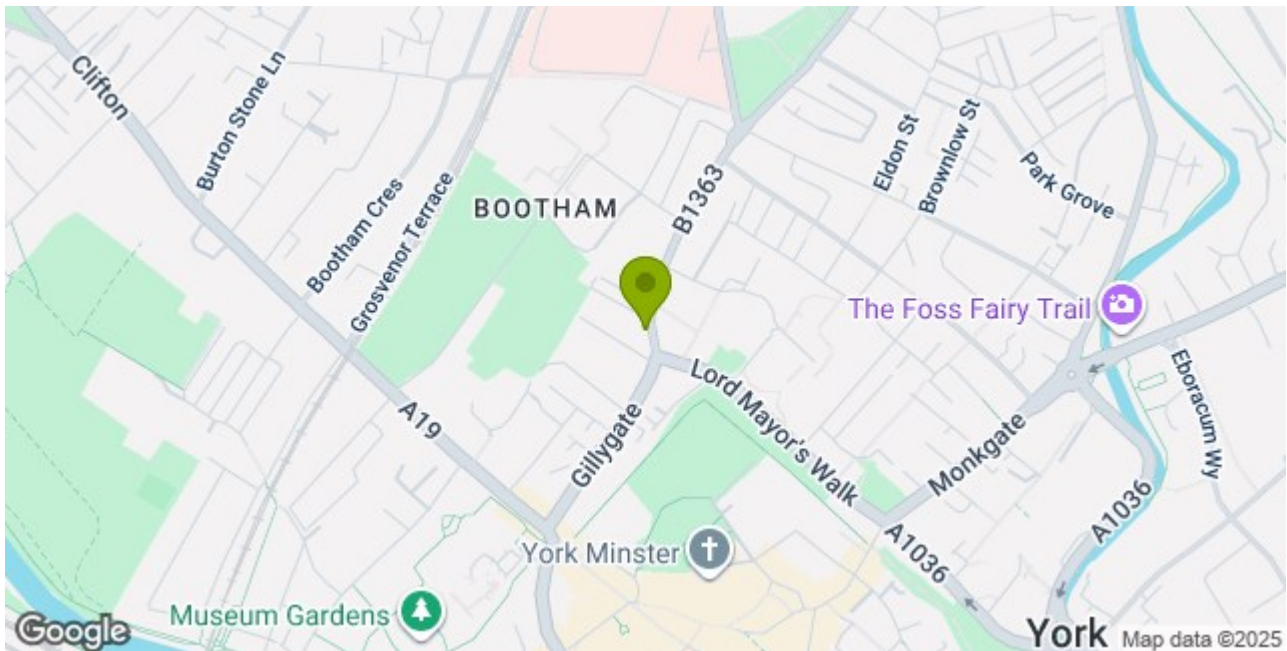
Viewings: Strictly via the letting agent 01904 625533



Clarence Street, York, YO31 7EW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 389 SQ FT / 36.1 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

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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
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Associates

N Lawrence

