Stephensons









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

stephensons4property.co.uk Est. 1871







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.

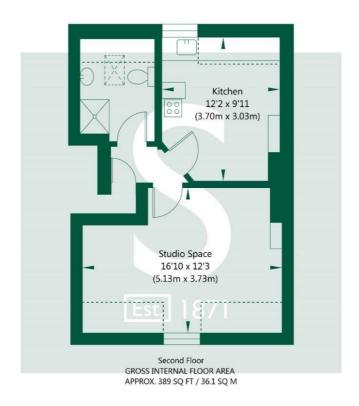
Services: Background Gas Central Heating (included in rent), electric heaters. Mains water, drains and electric.

EPC: 65 (D)

Council Tax: City of York - Band A

Viewings: Strictly via the letting agent 01904 625533

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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. www.exposurepropertymarketing.com © 2023





J C Drewniak BA (Hons)

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Stephensons		Partners
York	01904 625533	J F Stephenson MA (cantab) FRICS FAAV
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