

## Pound Lane, York £1,100 Per Month

A fantastic opportunity to live in the centre of York, with riverside walks on your doorstep. This bright and contemporary ground floor one-bedroom apartment is set within the secure and highly desirable Hungate development. Offered unfurnished, it features a light-filled open-plan living area with a Juliet balcony and is ideally located just a short walk from York city centre and the train station.



Secure communal entrance

Kitchen / Living Area: Open-plan & bright with a Juliette balcony letting in natural light and providing a pleasant outlook. The kitchen is modern and practical, fitted with an integrated fridge freezer, ceramic hob, and ample storage space.

Bedroom: Spacious double bedroom, well-lit and neutrally presented.



Bathroom: Separate bathroom with bath and overhead shower, finished to a contemporary standard.

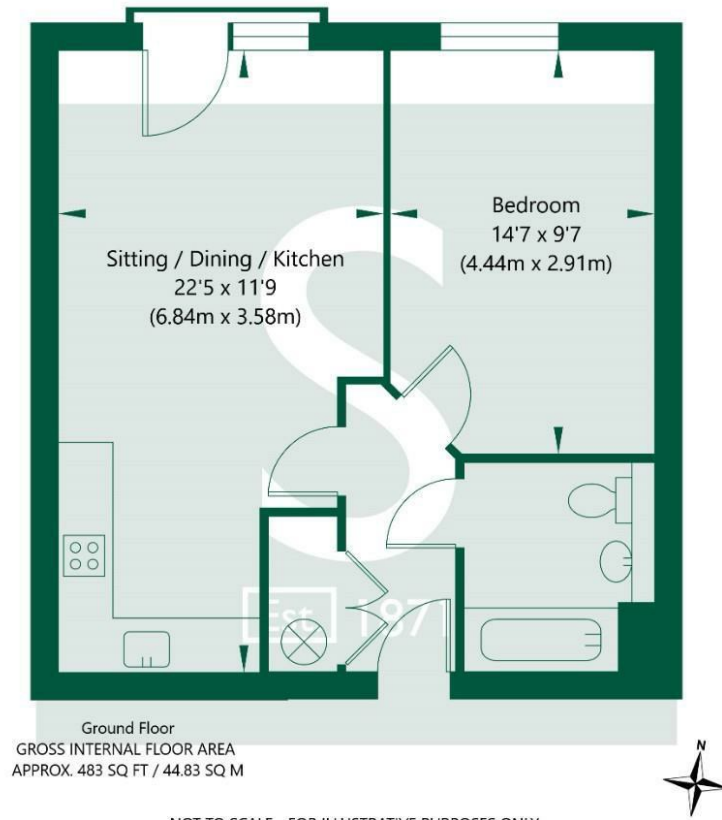
Hallway: Storage cupboard housing a washer dryer, offering convenient utility space.

Outside: Communal landscaped courtyard area with seating

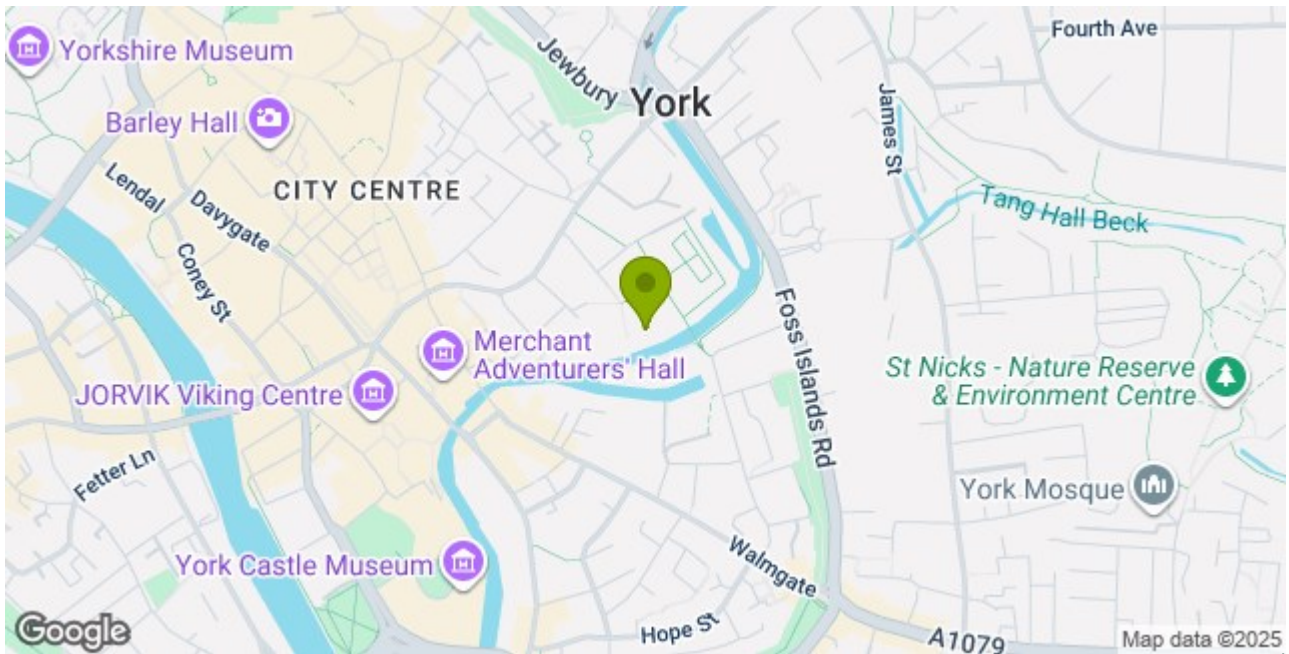




# Leetham House, Hungate, York, YO1 7PB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 483 SQ FT / 44.83 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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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  
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R L Cordingley BSc FRICS FAAV  
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## Associates

N Lawrence

