



Barrett Avenue York £1,100 Per Month

**** NEW CARPETS AND DECORATION ****

A spacious ground floor unfurnished flat offering 2 double bedrooms with new carpets, gas central heating and Upvc double glazing.

Situated in a popular & convenient locality off Holgate Road within easy reach of the City centre and the railway station, and features a refitted bathroom and communal gardens.



Accommodation

Hall with part glazed UPVC external door leading to flats 5 & 7.

Lounge. Approx 15'5" x 11'8" (4.70m x 3.55m) with bay window.

Kitchen. Approx 10'9" x 7'10" (3.27m x 2.39m) with single drainer stainless steel sink, range of white laminate fitted base and drawer units beneath marble effect worktops, tiled splashback, matching wall units. Electric cooker, pantry, recessed cupboard.



Bedroom One (front). Approx 15'4" x 11'5" (4.67m x 3.48m)

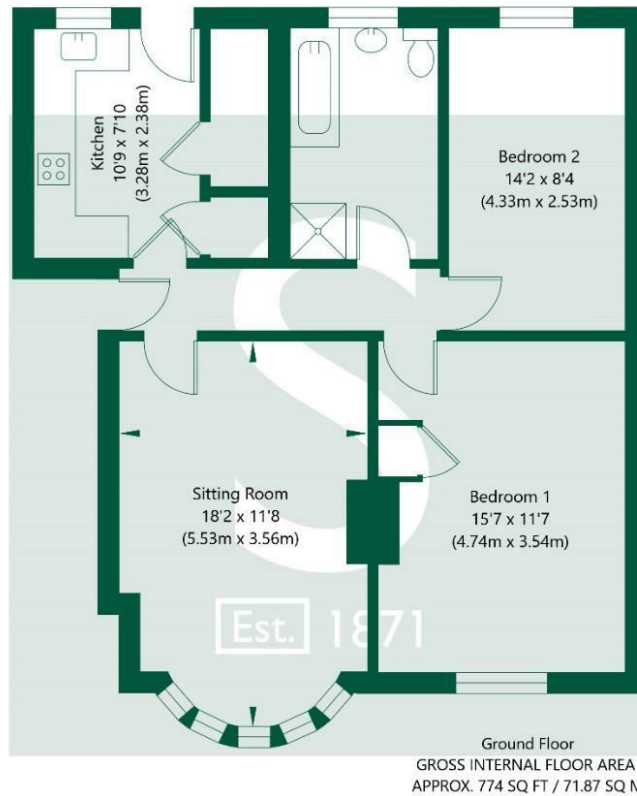
Bedroom Two (rear). Approx 14'1" x 8'2" (4.29m x 2.49m)

Bathroom/WC. Approx 10'9" x 6'11" (3.27m x 2.11m) with white suite comprising panelled bath, pedestal hand basin, low flush WC, tiled splashbacks and separate shower cubicle.

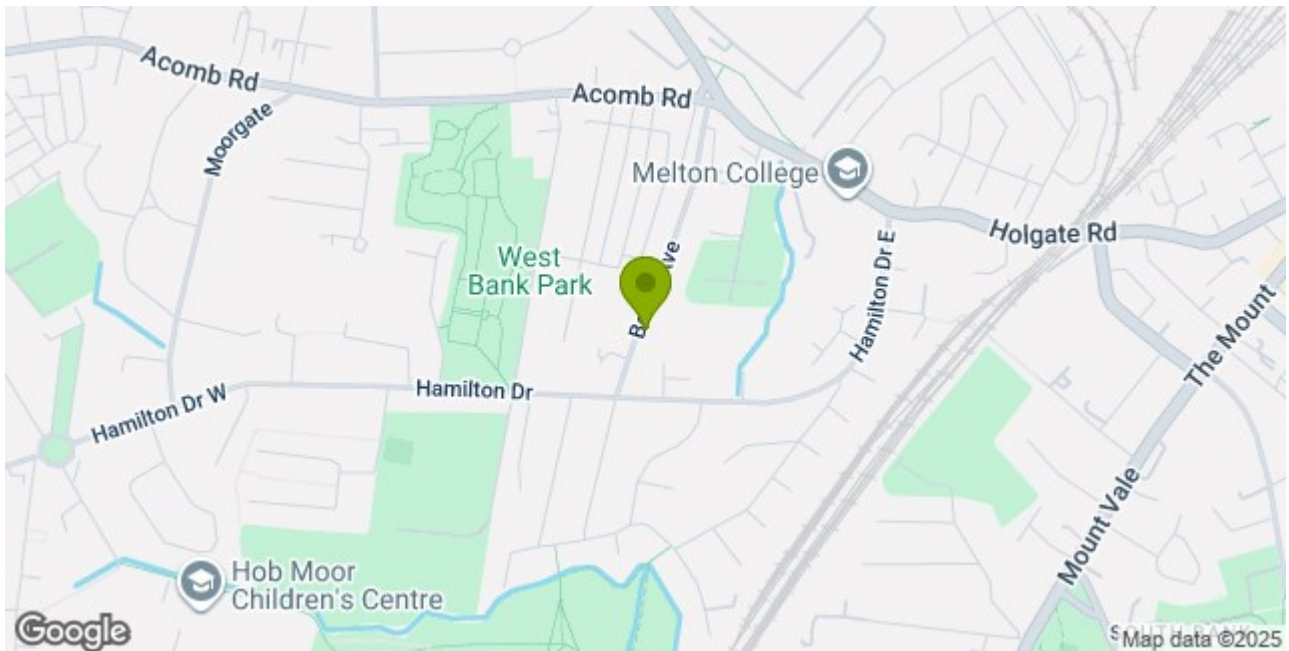
Communal Gardens & Parking area.



Barrett Avenue, York, YO24 4JN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 774 SQ FT / 71.87 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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