



Jennifer Grove, York £1,350 Per Month

Stephensons are pleased to offer for rent this traditional three bedroom semi detached property situated in the heart of the popular York suburb of Holgate. Walking distance to both the City Centre and Train Station. Offered for rent unfurnished and benefitting from a recent refurbishment, an early viewing is strongly encouraged.

Pets Considered.



The property is entered via wood panelled front door into a useful entrance porch, which, in turn, opens in to an inner hall with door leading off to the living/dining room and stairs to the first floor. The living dining room is a large dual aspect room with bay window to the front elevation, feature electric fire and a bay window, with window seat to the rear elevation.



A stylish kitchen can be found to the rear elevation benefiting from a range of wall and base units, electric oven and hob, under counter fridge and a free standing dishwasher. A door from the kitchen gives access to an integral single garage with space and plumbing washer, and other appliances. A wood panelled door leads out to the rear garden.



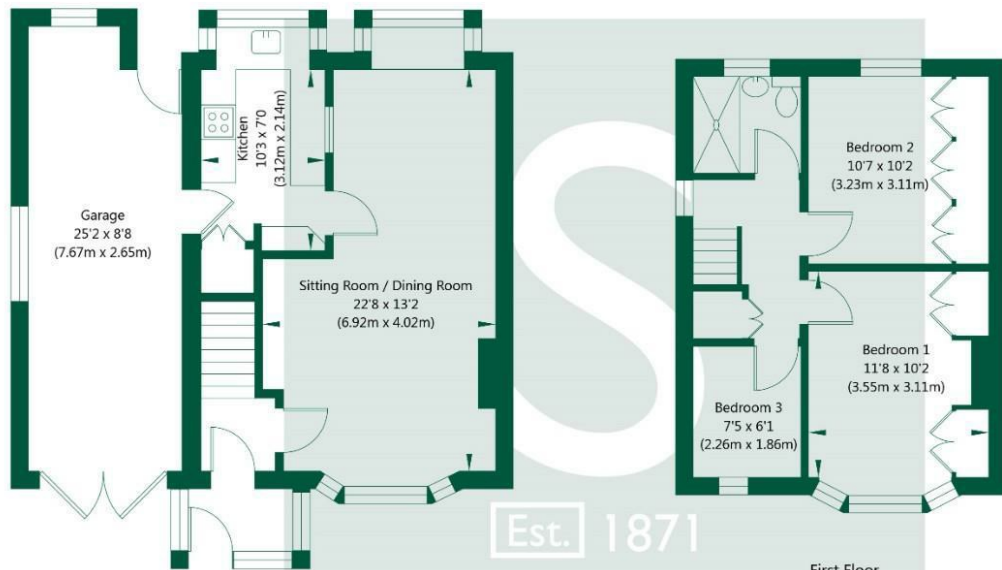
To the first floor are three well proportioned bedrooms and a house bathroom. The master bedroom is a sizeable double room with built in wardrobes to the rear elevation, with bedroom two and similarly sizeable double room with built in wardrobes to the front elevation. Bedroom three is a smaller single bedroom.

The modern house bathroom is part tiled and boasts a large walk-in electric shower, wash basin with vanity unit under and a low flush wc.

To the outside the property benefits from wraparound garden that is mainly laid to lawn with a pleasant rear patio and mature shrubs and hedges surrounding.

The property also comes with off street parking via a driveway, and an attached single garage.

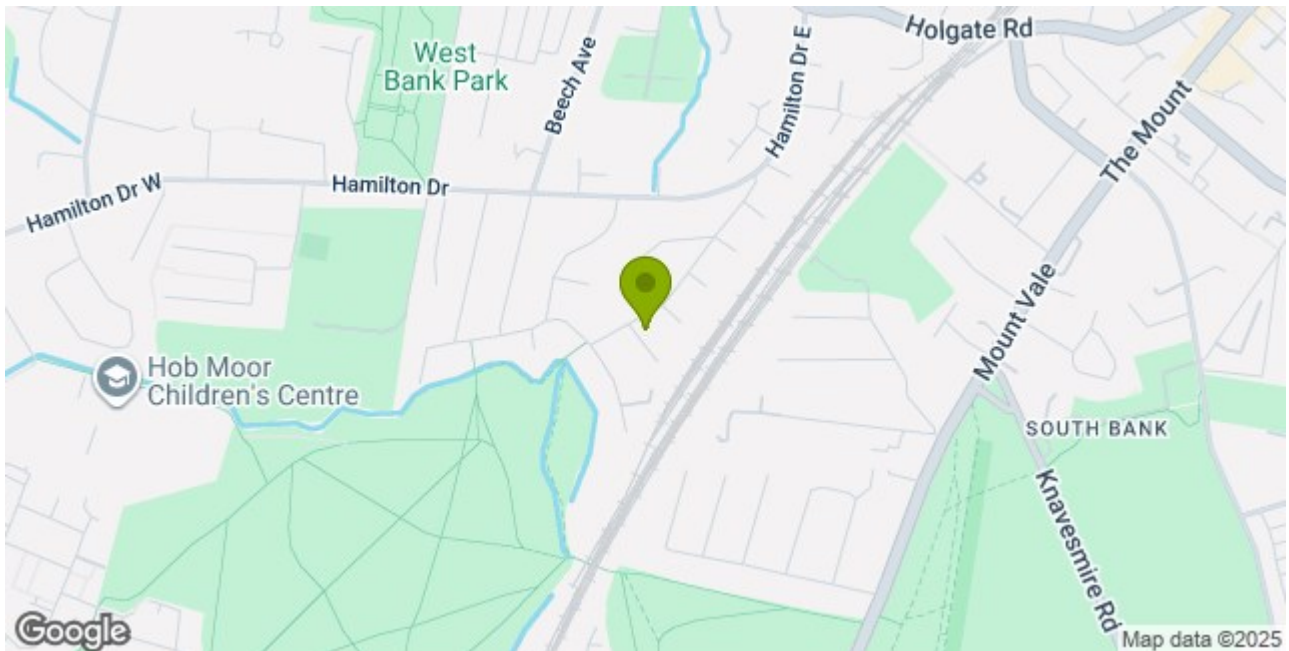




Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 435 SQ FT / 40.41 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 386 SQ FT / 35.83 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 821 SQ FT / 76.24 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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Knaresborough	01423 867700
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