



Roseberry Grove Clifton Moor York £1,000 Per Month

A modern mid town house in popular locality close Clifton Moor facilities, Ring Road and City. Well presented. Unfurnished. Gas CH, double glazing. Hall, cloaks/WC, fitted kitchen with oven and hob. Living room, 2 bedrooms, bath/WC with shower, gardens, car parking space.

EPC 72 C. NO SMOKERS. NO PETS.



DESCRIPTION

Entrance Hall. With part glazed external door, tiled floor.

Cloaks/WC. With white suite comprising low flush WC and hand basin.

Kitchen. Approx 8`6" x 6`7" (2.59m x 2.01m) with sink and drainer, range of fitted base and wall units beneath wood effect laminate worktops, tiled splashback, integrated electric oven, gas hob, matching wall units. Ideal Classic gas central heating boiler, tiled floor.



Lounge. Approx 13`9" x 12`10" (4.19m x 3.91m) with electric fire with wood surround, double central heating radiator, door to rear garden. Staircase to first floor.

Landing

Bedroom One (rear). Approx 11`5" x 10`10" (3.48m x 3.30m) with central heating radiator, recessed wardrobe, cupboard housing hot water cylinder with immersion heater.

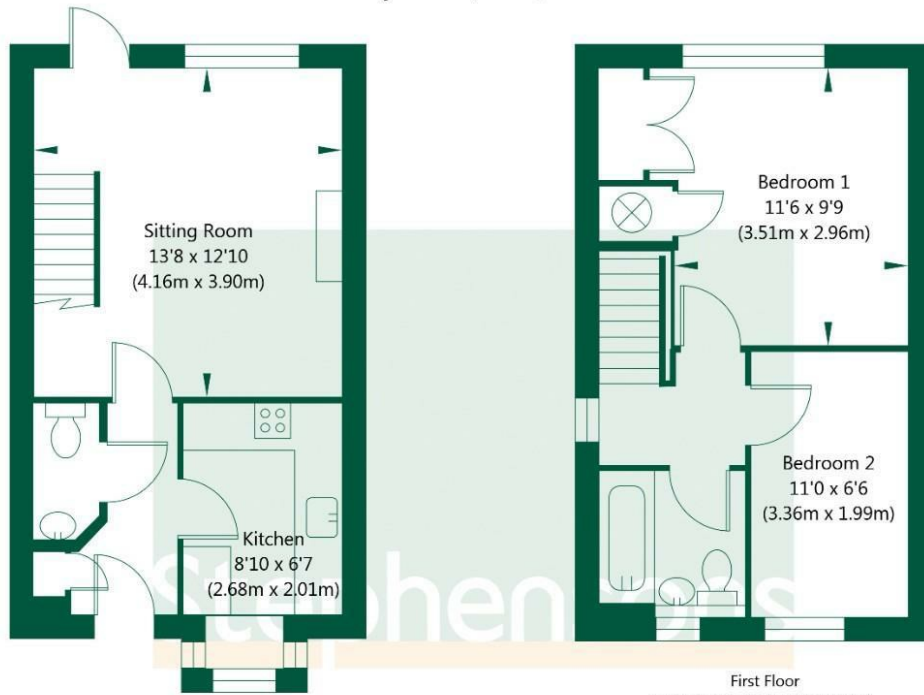


Bedroom Two (front). Approx 11`1" x 6`6" (3.38m x 1.98m) with central heating radiator.

Bathroom/WC. With white suite comprising panelled bath with Sirius shower, pedestal hand basin, low flush WC. Walls part tiled, tiled floor, central heating radiator.

Outside. Two car parking spaces to front, enclosed rear garden with pedestrian access.

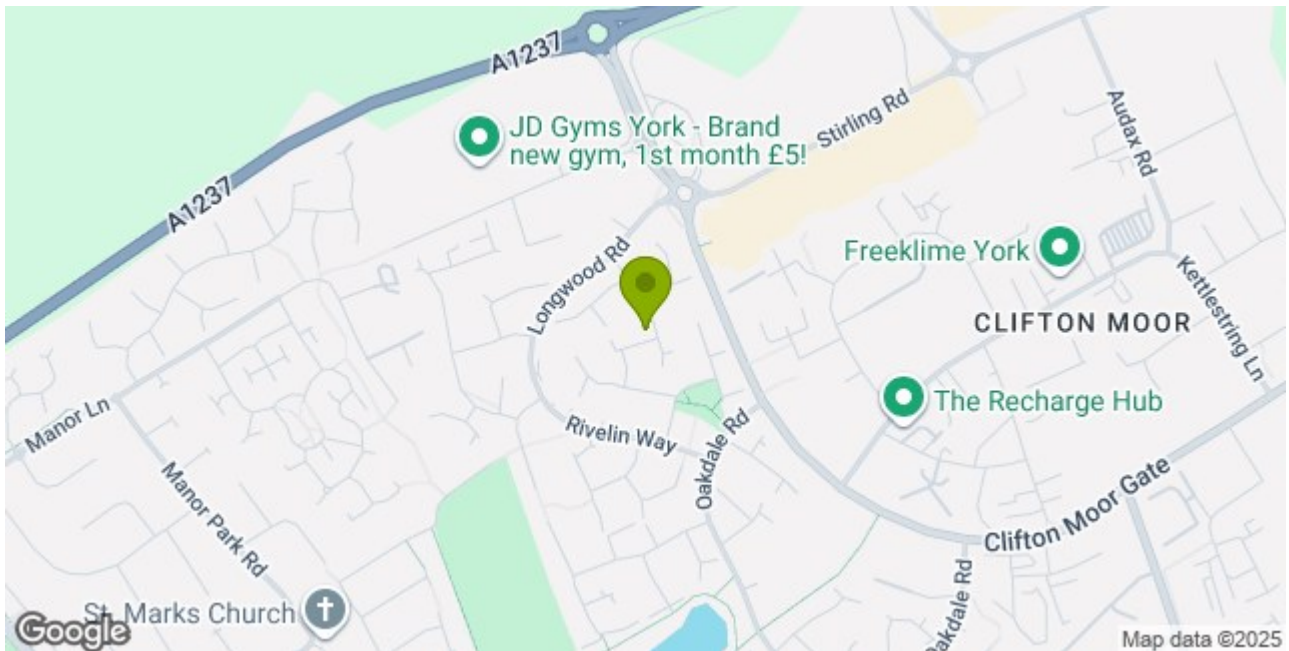
Roseberry Grove, York, YO30 4SU



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 290 SQ FT / 26.98 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 292 SQ FT / 27.15 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 582 SQ FT / 54.13 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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