



Lockyer Close, York £1,200 Per Month

Stephensons are pleased to offer for rent this well presented semi-detached house offering 2-bedroom accommodation with gas central heating and double glazing throughout. This property is located in a quiet cul-de-sac close to Clifton Moor facilities and Ring Road.

The property is offered unfurnished and features 2 double bedrooms, a family bathroom as well as a downstairs w/c, a spacious living room, kitchen and rear garden.

EPC D. COUNCIL TAX BAND B. NO SMOKERS. NO PETS.



DESCRIPTION

Entrance Hall with laminate wood flooring and under stairs storage cupboard.

There is a downstairs cloakroom and w/c.

The Kitchen includes a range of fitted base and drawer units beneath wood effect laminate worktops and matching wall units above. Integrated electric oven, hob and extractor hood, plumbing for automatic washer and cupboard housing gas central heating boiler.

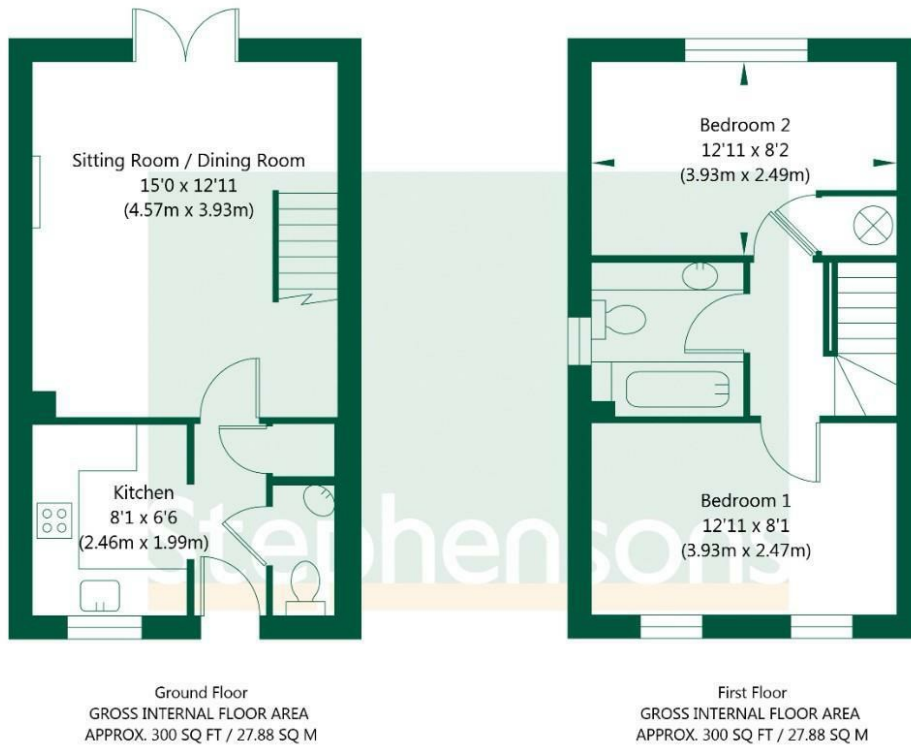
The spacious living room offers an abundance of natural light with Upvc double glazed French doors leading to the rear garden. There is an electric fire with tile/timber fireplace, two central heating radiators and staircase to first floor.

To the first floor there are two double bedrooms one to the front of the property and one to the rear. There is a family bathroom suite including bath with overhead shower, ceramic tiled walls and large wall mounted mirror.

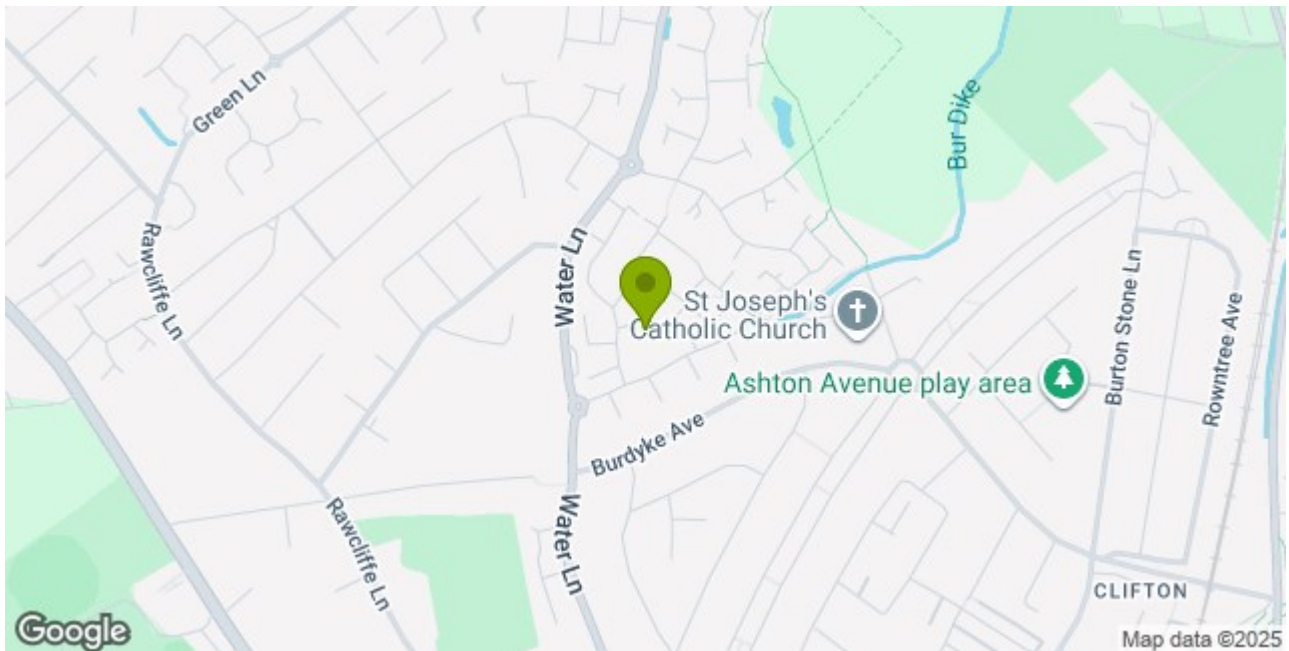
To the outside of the property there is a single parking space and to the rear there is a garden with shed.



Lockyer Close, York, YO30 6QE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 600 SQ FT / 55.76 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2017



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
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
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

