



## Rosebery Street York £975 Per Month

An attractively appointed terraced property conveniently placed for access to the city. Unfurnished. Gas central heating. uPVC double glazing, living room, dining area, modern fitted kitchen with oven and hob, washer and fridge freezer, rear entrance lobby, bathroom/WC with mixer shower. First floor, two bedrooms. Small rear yard with shed.

EPC 56 (D) NO SMOKERS. PETS CONSIDERED.



## DESCRIPTION

Living Room - 12` 11` (3.66m x 3.35m) chimney breast with recess, shelving to alcoves, central heating radiator, laminate wood floor.

Dining area - 11` 1" x 11` (3.38m x 3.35m) laminate floor, central heating radiator, smoke alarm, carbon monoxide detector, staircase to first floor.

Kitchen - 8` 10" x 6` 1" (2.69m x 1.85m) single drainer stainless steel sink, range of fitted base units and drawers with white gloss doors beneath marble effect laminate worktops, electric oven, hob, stainless steel hood, matching wall units, fridge freezer, washer, central heating boiler.

Rear entrance lobby with external door.

Bathroom/WC with white suite comprising panelled bath with mixer shower, pedestal hand basin, low flush WC, walls tiled, heated towel rail, extractor fan.



First floor.

Bedroom 1 (front) 12` x 11` (3.66m x 3.35m) central heating radiator.

Bedroom 2 (rear) 11` 9" x 11` max (3.58m x 3.35m) central heating radiator.

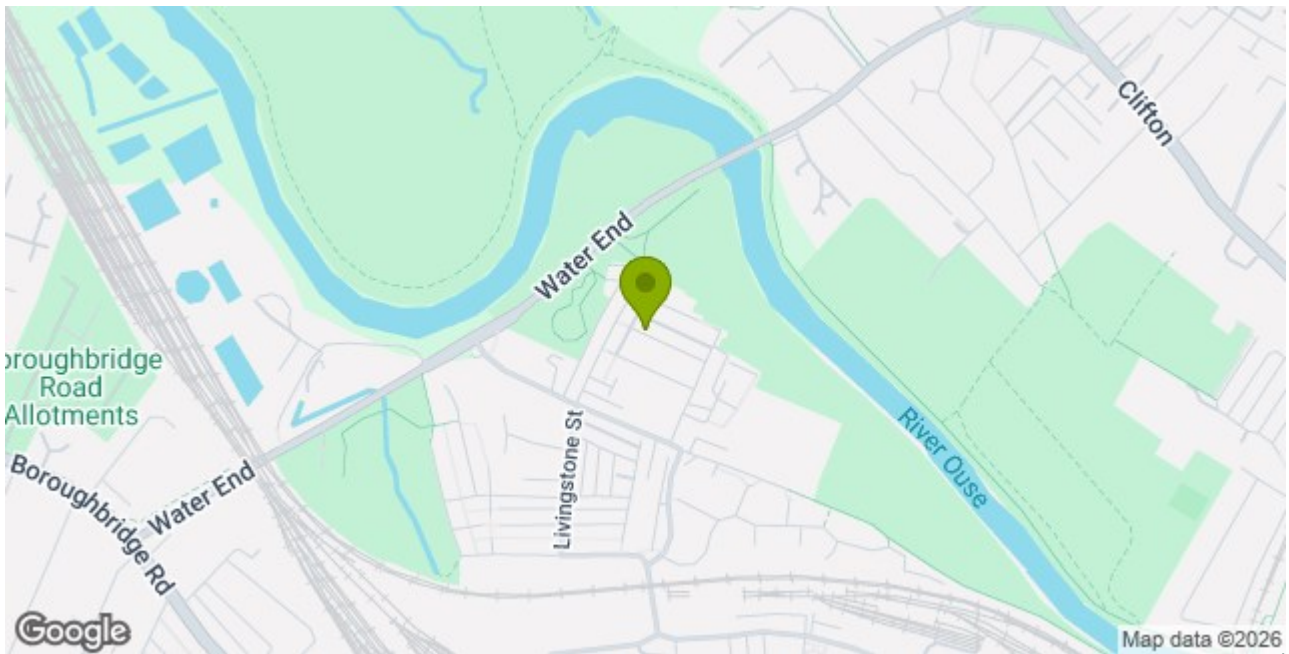
Rear yard with lean-to shed.



Rosebery Street, York, YO26 4YX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 658 SQ FT / 61.15 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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