



**DavidJames**  
the estate agent

**York Street, Netherfield, Nottingham, NG4 2LU**

**£875 Per Calendar Month**



## About This Property

A well-presented end terrace house situated close to Netherfield's excellent amenities! The property boasts two spacious reception rooms, a modern kitchen, two double bedrooms and a bathroom/WC with white suite & mains shower. Outside there are two storage sheds, a rear yard and an additional lawned garden.

### TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months (12 months preferred)

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

Pets: Not permitted

- Well-presented end terrace house
- Two double bedrooms
- Spacious lounge
- Adjoining dining room with feature wood burner
- Modern kitchen with integrated appliances
- Bathroom/WC with white suite and mains shower
- UPVC double glazing
- Gas central heating
- Rear yard and garden with 2 storage sheds
- Situated close to plentiful amenities

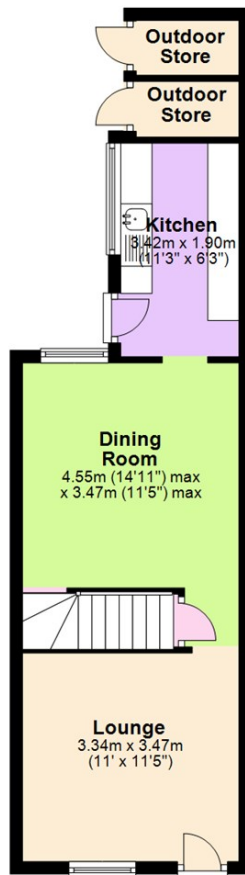




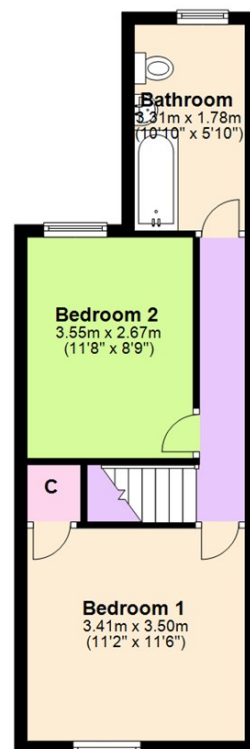




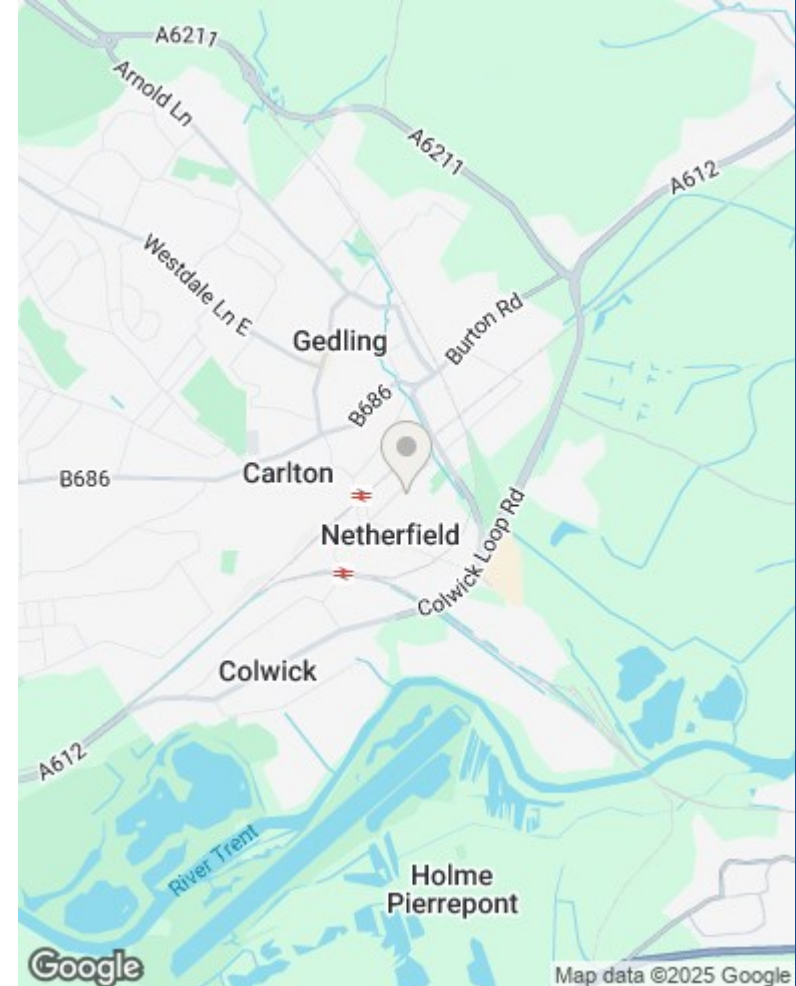
**Ground Floor**  
Approx. 37.7 sq. metres (405.5 sq. feet)



**First Floor**  
Approx. 34.3 sq. metres (369.6 sq. feet)



Total area: approx. 72.0 sq. metres (775.1 sq. feet)



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**Council Tax Band: A**  
**Gedling Borough Council**

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**The Property**  
**Ombudsman**