



## 46 YORK PLACE BOURNEMOUTH, BH7 6JN

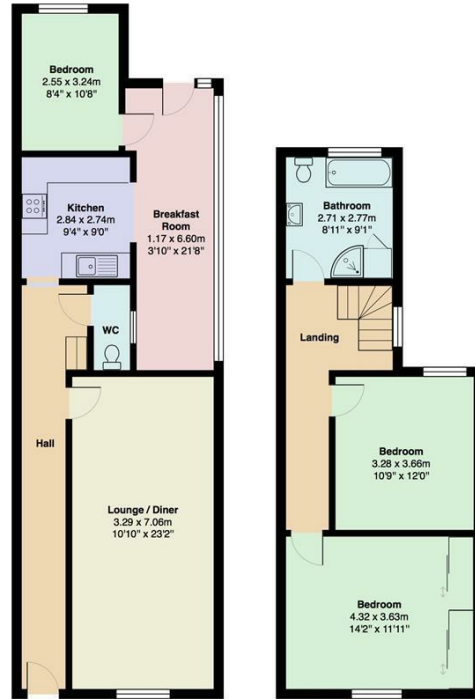
£1,350 PCM

Welcome to York Place - this contemporary, unfurnished, three-bedroom, end-of-terrace house is ideally located being just minutes from Southbourne high street and local amenities including Pokesdown train station. Some of the many perks of the property includes a private south facing garden with additional storage, a utility room, breakfast room and three double bedrooms.

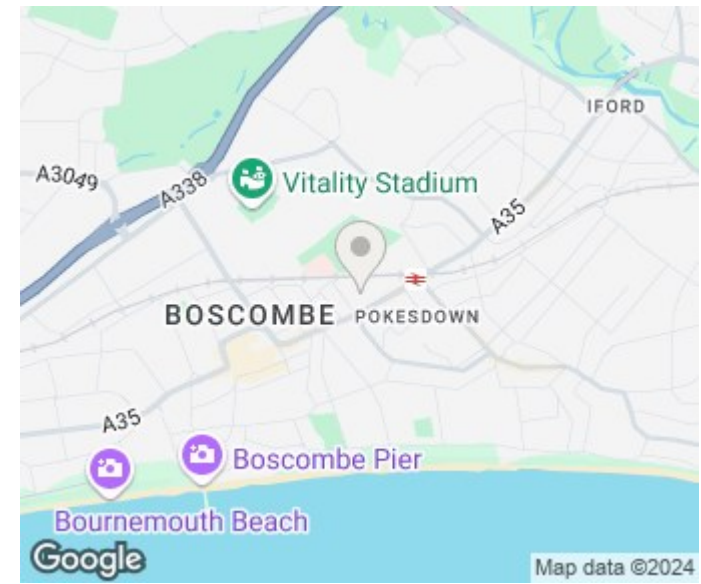
Explore the heart of this home which includes a spacious lounge, lovely breakfast room and modern kitchen. The kitchen is equipped with all the appliances you need for convenient living including a hob/oven, dishwasher, and fridge freezer, the property also has a washing machine in the utility space. The lounge and breakfast room are sizable and provides tenants with a fantastic place to relax, play, dine and entertain.



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Total Area: 115.5 m<sup>2</sup> ... 1244 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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