



## 94 York Street, Norwich, Norfolk, NR2 2AP

£1,195 Per Calendar Month

- Favoured Golden Triangle Location
- Fitted Kitchen with Appliances
- Separate Dining Room
- UPVC Double Glazing
- Rear Garden
- 2 Double Bedroom Mid Terrace
- Sitting Room
- Gas Central Heating
- Exposed Wood Floors and Doors
- EPC Rating D

# 94 York Street, Norwich NR2 2AP

Situated in the sought-after Golden Triangle, this delightful mid-terrace home offers a perfect blend of character and comfort. The accommodation comprises a sitting room, separate dining room, and fitted kitchen complete with a fridge/freezer, washing machine and electric oven. The property has a bathroom with shower and 2 GENEROUS DOUBLE BEDROOMS.

Retaining plenty of its original charm with modern comforts such as GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.



Council Tax Band: B



Located in the heart of the Golden Triangle, a highly sought-after area of Norwich city centre well known for its attractive Victorian and Edwardian homes, the area has a strong sense of community and a wide range of local amenities, including independent shops, cafés, and popular pubs.

Its convenient location provides excellent access to the city centre, the University of East Anglia, and the Norfolk and Norwich Hospital, along with regular bus routes and nearby green spaces.

The Golden Triangle continues to be one of Norwich's most desirable places to live, offering a blend of character, convenience and community.

Permit parking operates in this area - further information can be obtained from Norwich City Council -

<https://www.norwich.gov.uk/info/20008/parking/4038/parking-permits>

EPC Rating D. Council Tax Band B.

### **SITTING ROOM**

11'11" x 11'5"

Stripped flooring, UPVC double glazed window, radiator, stripped pine fire surround with cast insert.

### **DINING ROOM**

11'11" x 9'8"

Carpet, radiator and UPVC double glazed window.

### **FITTED KITCHEN**

6'8" x 8'5"

Fridge/freezer, washing machine, electric oven & hob. UPVC double glazed window.

### **BATHROOM**

5'8" x 6'7"

Bath with shower over, wash basin and WC. UPVC double glazed window.

### **FIRST FLOOR LANDING**

#### **BEDROOM**

9'8" x 11'11"

Double Bedroom. Stripped floorboards, radiator and UPVC double glazed window.

#### **BEDROOM**

11'5" x 11'11"

Double Bedroom. Stripped floorboards, radiator and UPVC double glazed window.

### **REAR GARDEN**

### **TENANTS NOTE**

The deposit for this property is £1378.

EPC Rating D. Council Tax Band B - Norwich City Council

All main services available or connected. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker ([www.checker.ofcom.org.uk/en-gb/mobile-coverage](http://www.checker.ofcom.org.uk/en-gb/mobile-coverage)) OR [www.checker.ofcom.org.uk/en-gb/broadband-coverage](http://www.checker.ofcom.org.uk/en-gb/broadband-coverage))

Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoing, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £275.76. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.

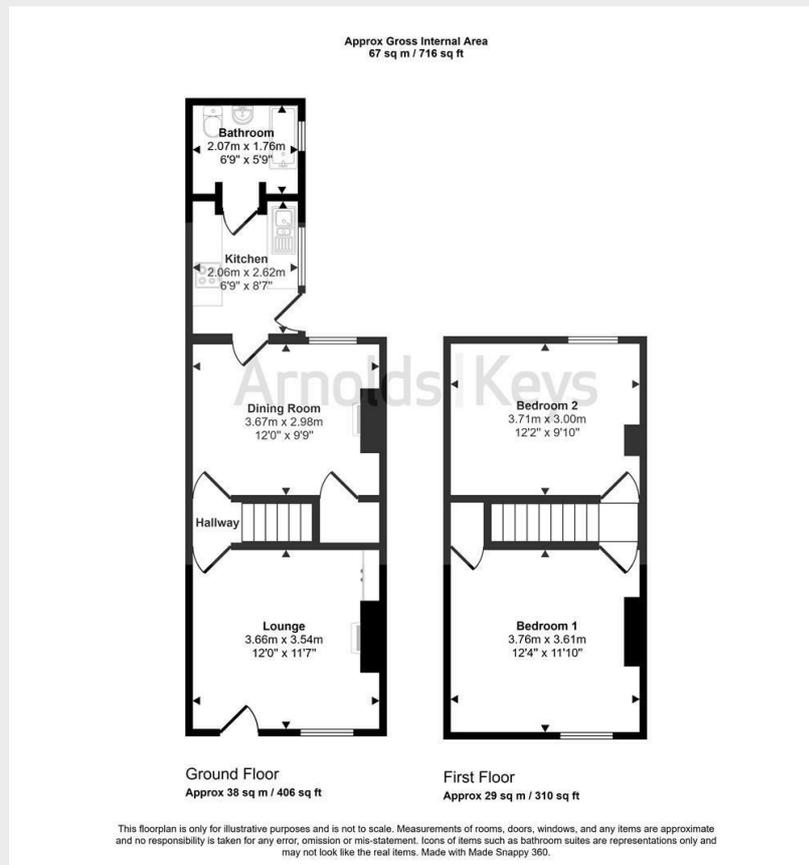


## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

