



St Wilfreds Mews, York £1,350 PCM

An outstanding property built in 2018 & completed to high specification. Located in quiet backwater within minutes of the City. Unfurnished. Entrance hall, cloaks, large (19' x 18') lounge/dining area, quality fitted kitchen with Neff oven hob, dishwasher. Bedroom 1 with en-suite shower, second double bedroom, family bathroom. Car parking space. Enclosed paved rear garden.



DESCRIPTION

Entrance Hall - Glazed external door and side panel, central heating radiator, walk-in cloaks cupboard.

Cloaks/WC - With white suite comprising low flush WC, hand basin, walls part tiled, central heating radiator, extractor fan.



Lounge - 19'4" x 17'10" overall (5.89m x 5.44m) two central heating radiators, staircase to first floor, smoke alarm, glazed double doors overlooking the rear paved patio.

Kitchen - 8'9" x 8'1" (2.67m x 2.46m) single drainer stainless steel sink, range of fitted base units with drawers with wood effect doors beneath stone effect laminate worktops, matching wall units, integrated Neff ceramic hob, Neff oven, Neff cooker hood, Neff dishwasher. automatic washer. fridge freezer, Ideal Logic gas central heating boiler. Tiled floor, walls part tiled, recessed spotlighting and glazed rear external door.



First floor - Spacious landing, central heating radiator, smoke alarm, cylinder/airing cupboard with emersion heater.

Bedroom 1 - 12'2" x 8'10" (3.71m x 2.69m) central heating radiator. Wardrobe.



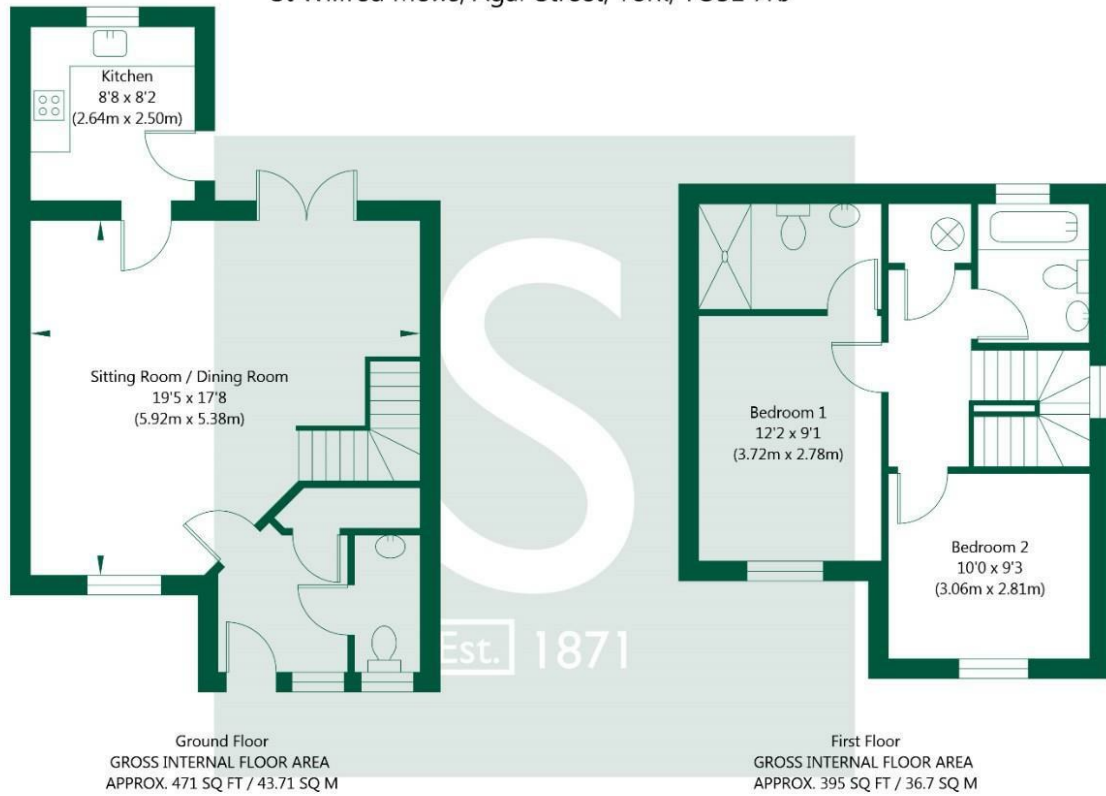
En-suite shower - Tiled shower area with glazed screen, pedestal hand basin, low flush WC, walls part tiled, tiled floor, extractor fan, recessed lighting, heated towel rail.

Bedroom 2 - (front) 10'1" x 9'2" (3.07m x 2.79m) central heating radiator. Wardrobe.

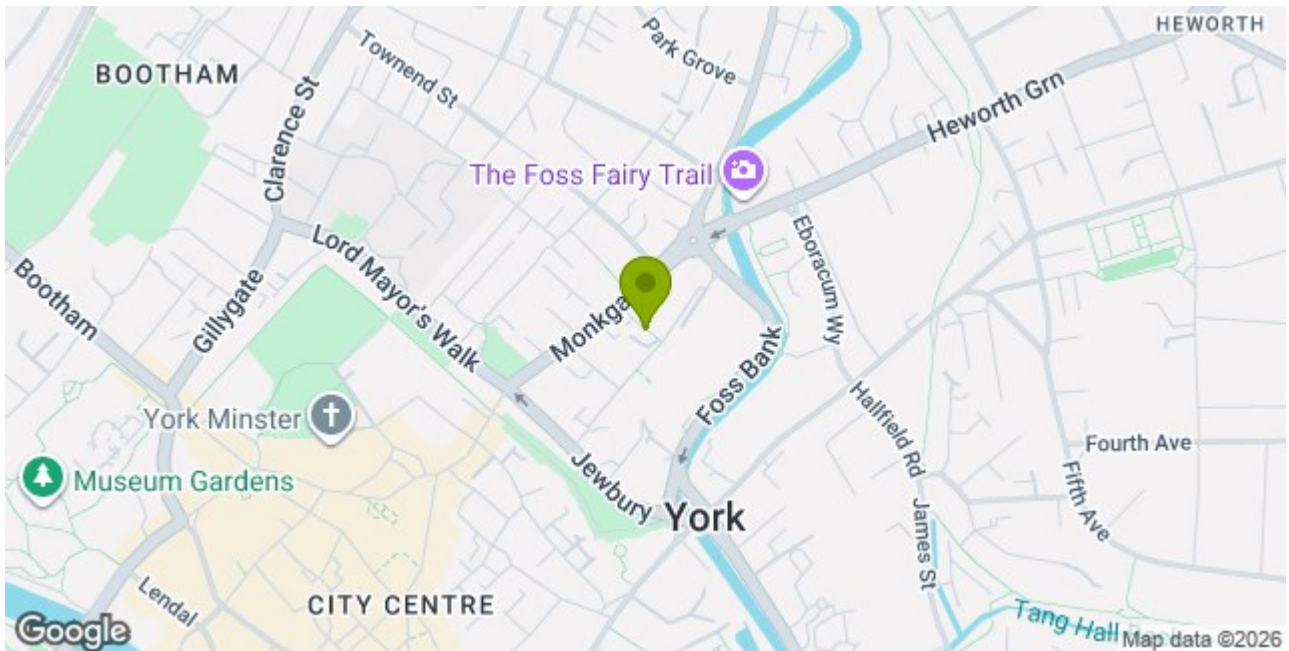
Bathroom WC - With white suite comprising panelled bath with shower and glazed screen, pedestal hand basin, low flush WC, walls mainly tiled, tiled floor, heated towel rail, recessed lighting, extractor fan.

Outside - Gravelled car parking space to front, enclosed rear garden with stone paving, pedestrian access.

St Wilfred Mews, Agar Street, York, YO31 7RJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 866 SQ FT / 80.41 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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