

**\*\*AVAILABLE SEPTEMBER 2026\*\***

**\*\*FURNISHED\*\*** A slick and modern terraced house, found on Ebor Street, only a stone's throw from the conveniences of Chillingham Road in ever popular Heaton, the property boasts an open plan reception, modern fixtures & fittings, separate home study and private outside space and is absolutely not to be missed!

Boasting in excess of 800sq ft and set behind wrought iron railings, the property briefly comprises; entrance porch with stairs leading to first floor; open plan reception on the ground floor comprising lounge area to the front, modern fitted kitchen with breakfasting bar, appliances including an instant hot-water tap, dining area with table & chairs and vinyl flooring as well as an under-stairs store cupboard; study, providing an ideal work from home space with bi-fold doors to the rear yard; separate utility room/WC also found in the rear off shoot. The first floor has two double bedrooms, the larger master bedroom with fitted wardrobes; plush family bathroom WC, fully tiled with four piece suite. Externally there is a private yard to the rear, with decking area, walled boundaries and outside storage. To front there is a small town garden set behind gated railings as well as on street parking.

An impressive house, perfect for professional occupants. Smart and stylish through, with double glazed windows and gas central heating throughout. Available on a furnished basis.

Available 1st September 2026 | £1,400pcm |  
 Furnished | Terraced House | 845 Sq. ft (78.5 m2)  
 | Two Double Bedrooms | Open Plan Lounge |  
 Modern Fitted Kitchen | Study | Utility/WC |  
 Bathroom WC | GCH & DG | Private Rear Yard  
 With Decking | Great Location | Close To Public  
 Transport Links | Council Tax Band: B | EPC  
 Rating: D

**£1,400 PCM**

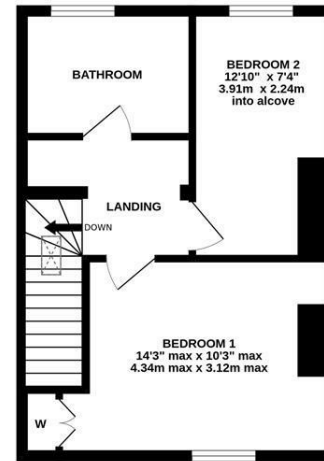
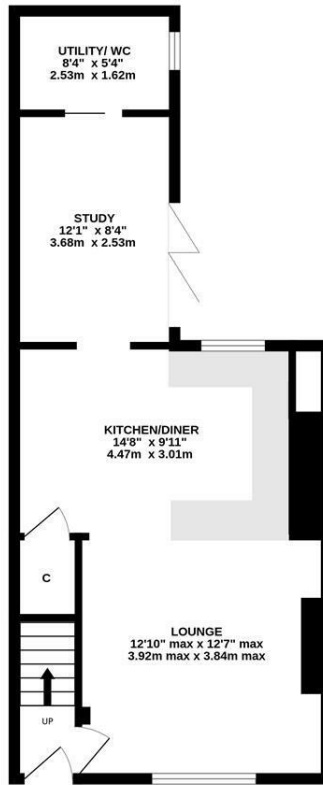
**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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