



Park Street York £950 Per Month

A modern, spacious basement flat off The Mount - within easy walk of the City. Rear Entrance. steps down to Hall with 3 Stores. Hall with Study area, Spacious Lounge/Kitchen with fitted units and appliances, walk in store. Double Bedroom, Bath/W.C. with shower. Unfurnished. Gas Central heating. UPVC double glazing. Parking space. Permit parking on Park Street

EPC 67(D). NO SMOKERS.



DESCRIPTION

Rear Entrance Hall

Staircase down with stone steps to basement. Central heating radiator, 2 stores, under stairs store.

Hall. Laminate wood floor.

Study Area. 7`6" x 5`10" (2.28m x 1.77m). Laminate wood floor. Access to Bathroom.



Lounge/Kitchen Area. 19`11" x 17`0" max (6.07m x 5.18m). Bay window, electric heater, recessed cupboard. Range of light wood effect fitted base units, laminate worktops, tiled splashback and matching wall units, stainless steel single drainer sink, electric oven, ceramic hob, stainless steel hood, washer. Central heating radiator

Walk-in store. 7`10" x 4`7" (2.38m x 1.39m) with laminate floor, fridge/freezer. Gas central heating boiler

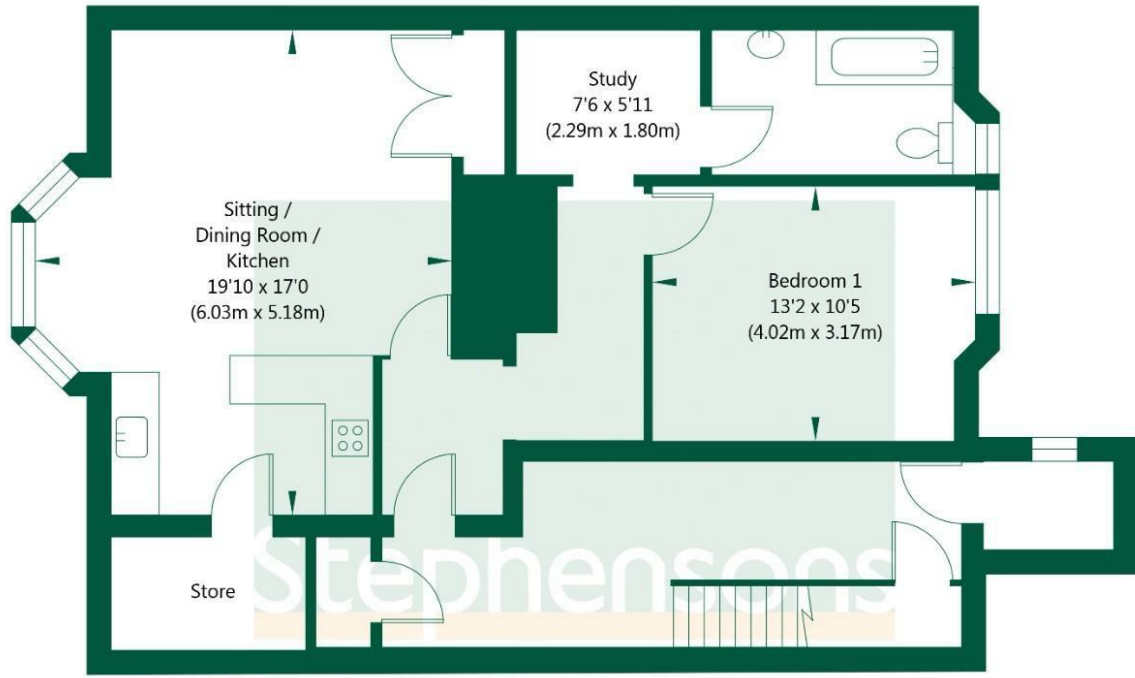


Bedroom (rear). 13`8" x 10`5" (4.16m x 3.17m) Laminate floor, Central heating radiator.

Bath/W.C. White suite comprising panelled bath with shower over, and glazed screen, pedestal hand basin, low flush W.C., Central heating radiator, tiling to walls and floor, extractor fan.

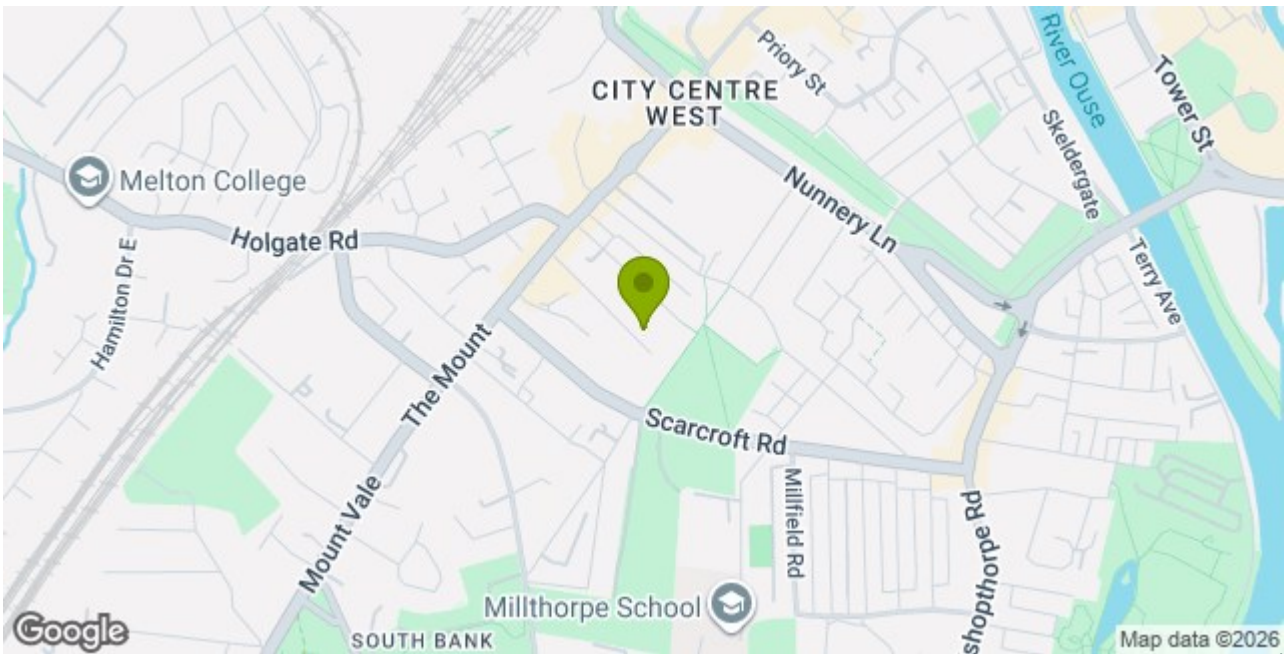
Outside. Single car parking space (by front steps)

Park Street, York YO24 1BQ



Lower Ground Floor - (Excluding Stairwell)
GROSS INTERNAL FLOOR AREA
APPROX. 699 SQ FT / 64.91 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 699 SQ FT / 64.91 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2017



Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

