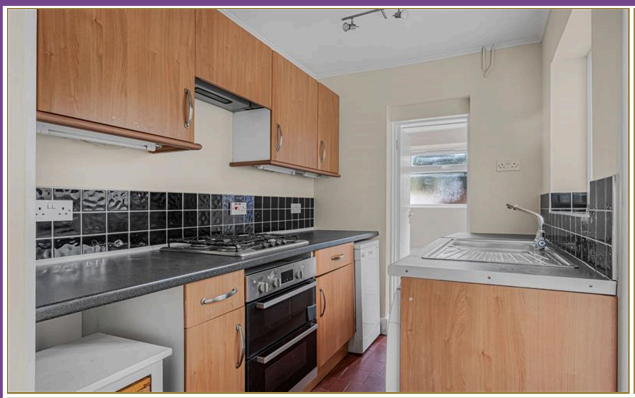
# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS







# YORK ROAD
# READING, RG1 8DX

## £1,395 pcm

A two plus one bedroom terrace house situated just a short walk to Reading mainline train station, town centre and River Thames. Includes two reception rooms, fitted kitchen and utility room, ground floor bathroom and enclosed rear garden. Unfurnished & 27th November.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
**T** 0118 946 1800 **W** www.farmeranddyer.com
**E** info@farmeranddyer.com

**PLEASE NOTE**
Rent excludes the tenancy deposit and any other permitted payments.
A holding sum of £321.92 based on the advertised rent), is required to reserve this property.
Deposit payable is £1,609.61 (based on the advertised rent)
EPC Rating: C Council Tax Band: C
Please contact us for further information or visit our website www.farmeranddyer.com

**LIVING ROOM**
11'7 (3.53m) x 10'4 (3.15m)
Front door, front aspect double glazed window



**DINING ROOM**
11'6 (3.51m) x 10'4 (3.15m)
Feature fireplace, rear aspect double glazed window, understairs storage cupboard, wooden floor, door to



**KITCHEN**
8'6 (2.59m) x 6' (1.83m)
Well fitted comprising stainless steel sink unit, range of base and eye level units, gas hob and double electric oven, slimline dishwasher, washing machine, quarry tiled floor, door to

**UTILITY ROOM**
6'9 (2.06m) x 4'6 (1.37m)
Vinyl floor, double glazed door to garden



**BATHROOM**
Well fitted comprising panelled bath with shower attachment, curtain and rail, wash hand basin set in vanity unit, low level w.c., tiled floor



## STAIRCASE TO FIRST FLOOR LANDING
With access to

## BEDROOM ONE
11'7 (3.53m) x 10'6 (3.2m)
Front aspect double glazed window, hanging rail to wardrobe recess



## BEDROOM TWO
11'7 (3.53m) x 10'6 (3.2m)
Rear aspect double glazed window, door to



## BEDROOM THREE
8'6 (2.59m) x 5'10 (1.78m)
Rear aspect double glazed window



## REAR GARDEN
Easily maintained enclosed garden, patio area with coloured slate-chip edging, garden shed

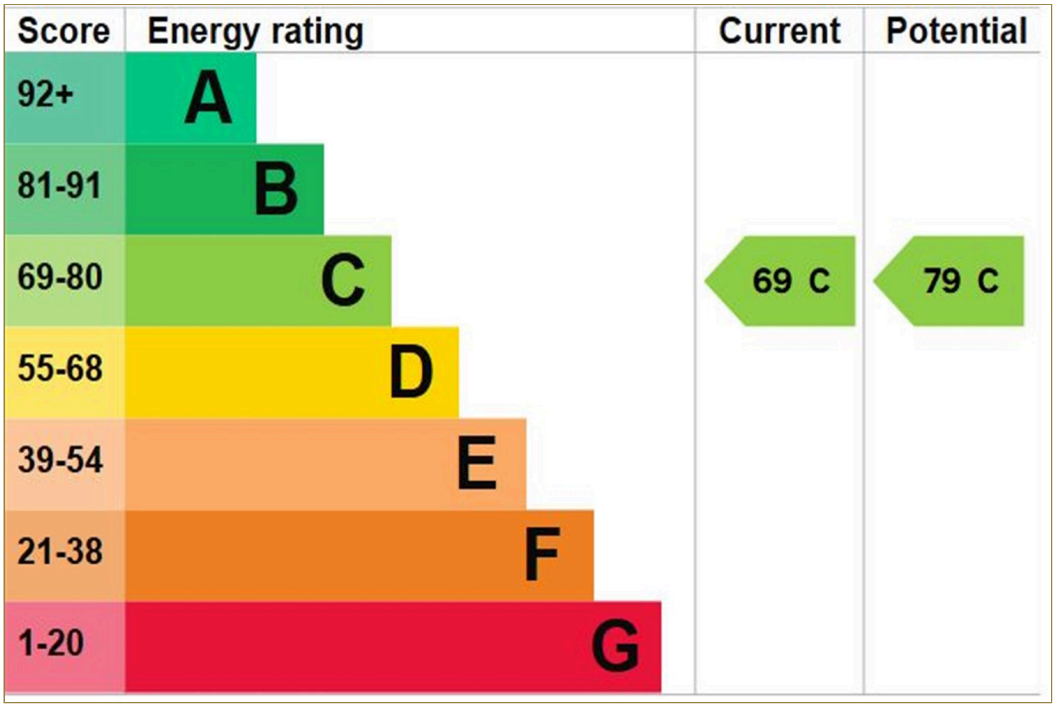


## SCHOOL CATCHMENT
E P Collier Primary School
Highdown Secondary School

## COUNCIL TAX
Band C

## PROCEDURE
To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £43,500 per annum

## ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT



## FLOORPLAN

These floor plans are for guidance purposes only and are not to scale.

