



Lilac Avenue, Off Hull Road, York £1,350 Per Month

A well-presented three bedroom semi-detached property boasting two reception rooms and a spacious kitchen. Ideally located for York City Centre with great road links to A64 and the East Coast. Offered for rent unfurnished, and walking distance to city centre this property is ideal for commuters and young professional renters alike.



The property is entered via a uPVC door to the front elevation leading into the entrance hallway.

The sitting room is of a generous size and benefits from a large uPVC window to the front elevation allowing an abundance of light to enter the room. The focal point is the central cast iron fireplace with feature tiling and timber surround.

Through the sitting is the dining area, which is again spacious in size with a useful storage cupboard and leads through into the recently installed contemporary kitchen.



The kitchen is contemporary in design and benefits from a range of wall and base fitted units with timber laminate preparation surfaces and a one and a half bowl sink unit with drainer. The kitchen benefits from a range of integrated appliances including a Lamona electric hob with extractor fan over, double oven and fridge/freezer as well as having plumbing and the necessary recess for a washing machine. There is also a useful side access door and French doors leading to the rear.



The first floor living accommodation comprises three well-proportioned bedrooms, a family bathroom and useful storage cupboard from the landing.

The family bathroom is part-tiled with a large bathtub, separate shower cubicle, WC, hand wash basin and heated towel rail.

To the outside the property has a private and enclosed rear garden that has both a stone pebbled area and an area laid to lawn towards the rear. There is also a detached garage and ample off-street parking.



Property Information

Services/Utilities: All mains services are connected.

Broadband Coverage: Up to 1000Mbps download speed*

EPC Rating: 61 - D

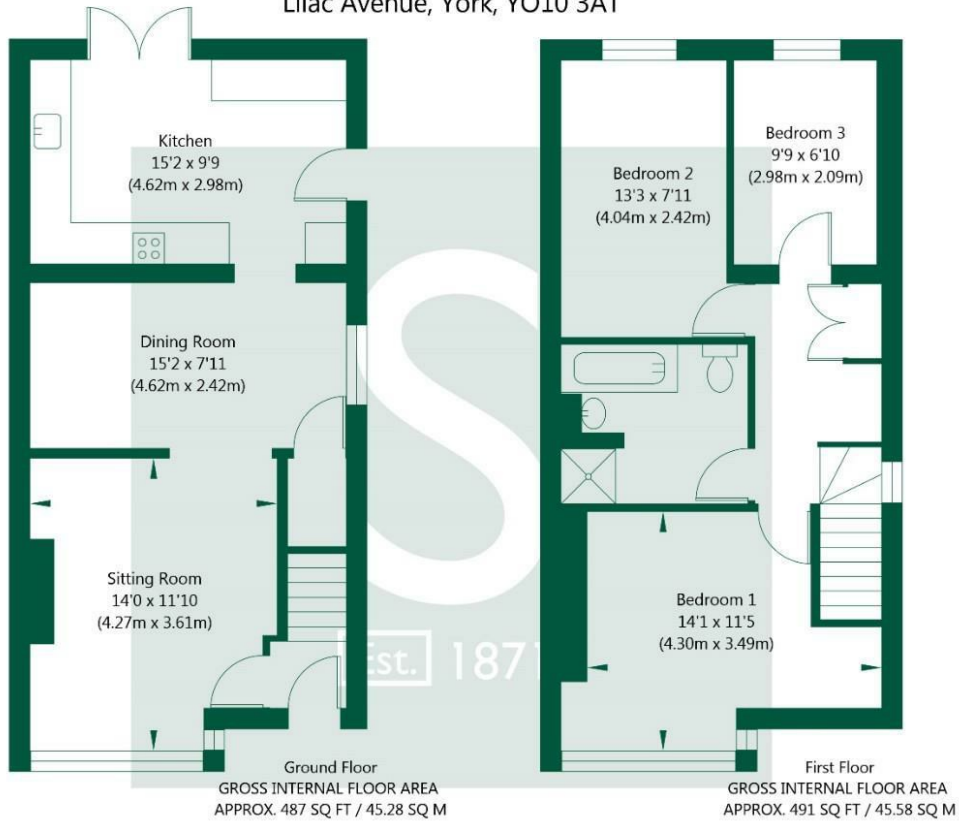
Council Tax: City of York Council – Band C

Viewings: Strictly via the letting agent – Stephenson's Estate Agents - 01904 625533

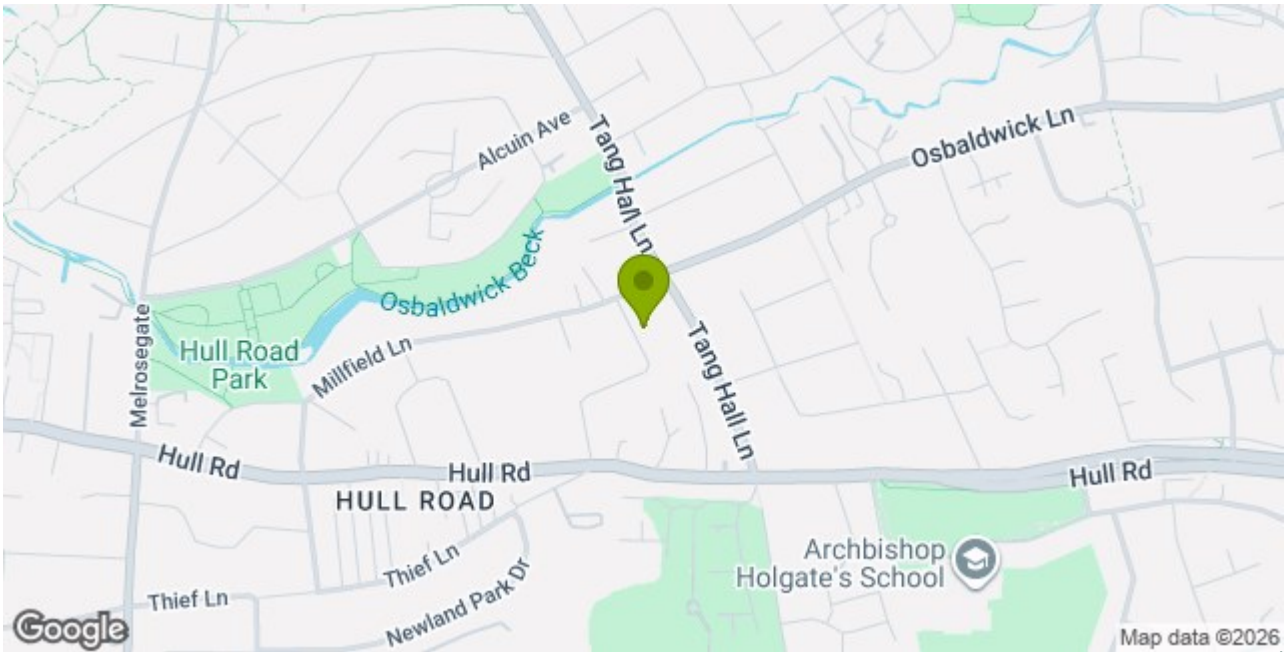
*Download speeds vary by broadband providers so please check with them before purchasing.



Lilac Avenue, York, YO10 3AT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 978 SQ FT / 90.86 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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