



The Avenue, York £1,195 Per Month

A spacious and well appointed first floor flat situated in this sought after location, close St Peters School, and walking distance to the City Centre. Unfurnished. Gas C.H. Double glazing. Hall, Large Lounge area, Fitted Kitchen with appliances, 2 Beds, En Suite Shower, Family Bathroom. Car parking space. Store. Permit parking on street.

EPC 59 (D)



DESCRIPTION

Communal Entrance Hall/Staircase. With entryphone system.

First Floor Entrance Lobby

Lounge/Dining/Kitchen. Approx 26'6" x 13'11"max (8.08m x 4.24m) with two double central heating radiators. Tiled floor to kitchen area, range of Shaker style fitted base units and drawers with light wood effect doors beneath granite effect laminate worktops. Tiled splashback, matching wall units, integrated electric oven, gas hob, stainless steel splashback and hood. Appliances comprising washer/dryer, dishwasher. Walk in storage cupboard, unit concealing gas central heating boiler.

Inner Lobby

Bedroom One (rear). Approx 13'2" x 12'6" (4.01m x 3.81m) with double central heating radiator.



En Suite Shower. With white suite comprising pedestal hand basin, low flush WC, tile/glazed shower cubicle, heated towel rail, tiled floor, extractor fan.

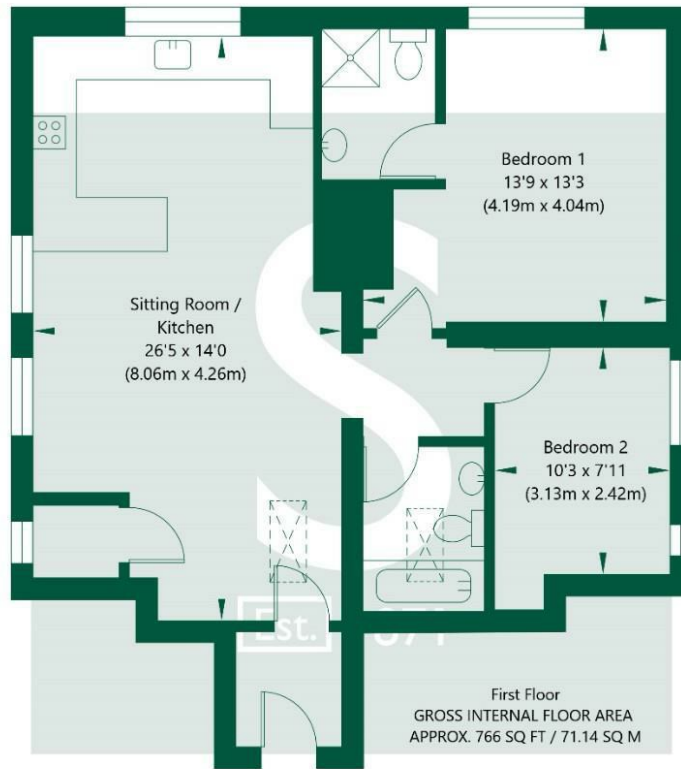
Bedroom Two (side). Approx 11'10"max x 7'11" (3.61m x 2.41m) with central heating radiator.



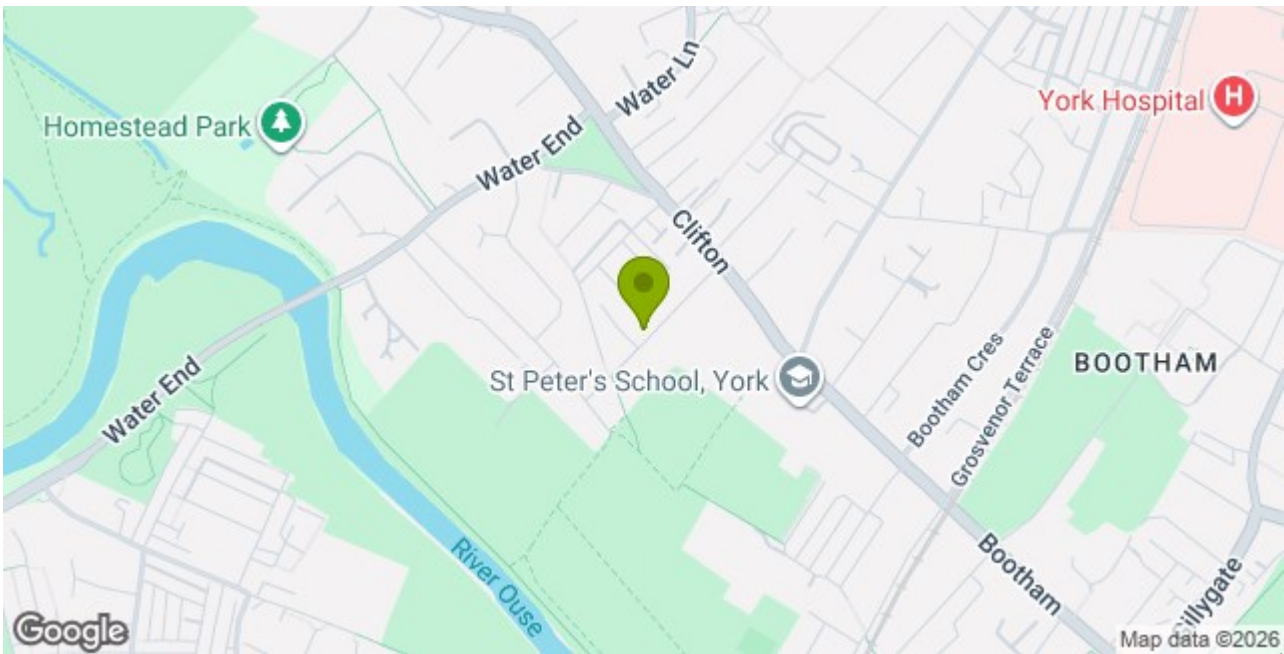
Bathroom/WC. With white suite comprising panelled bath with mixer shower taps, pedestal hand basin, low flush WC. Heated towel rail, tiled floor, extractor fan, glazed roof light.

Outside. Car parking space for one vehicle, brick store, permit parking available on street.

The Avenue, York, YO30 6AS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 766 SQ FT / 71.14 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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