

## Clarence Street York £800 PCM

Welcome to Flat 3! Located Clarence Street in the heart of York. This charming first-floor apartment offers a perfect blend of modern living and city centre convenience. With one spacious reception room, this flat provides an inviting space for relaxation and entertaining.



## DESCRIPTION

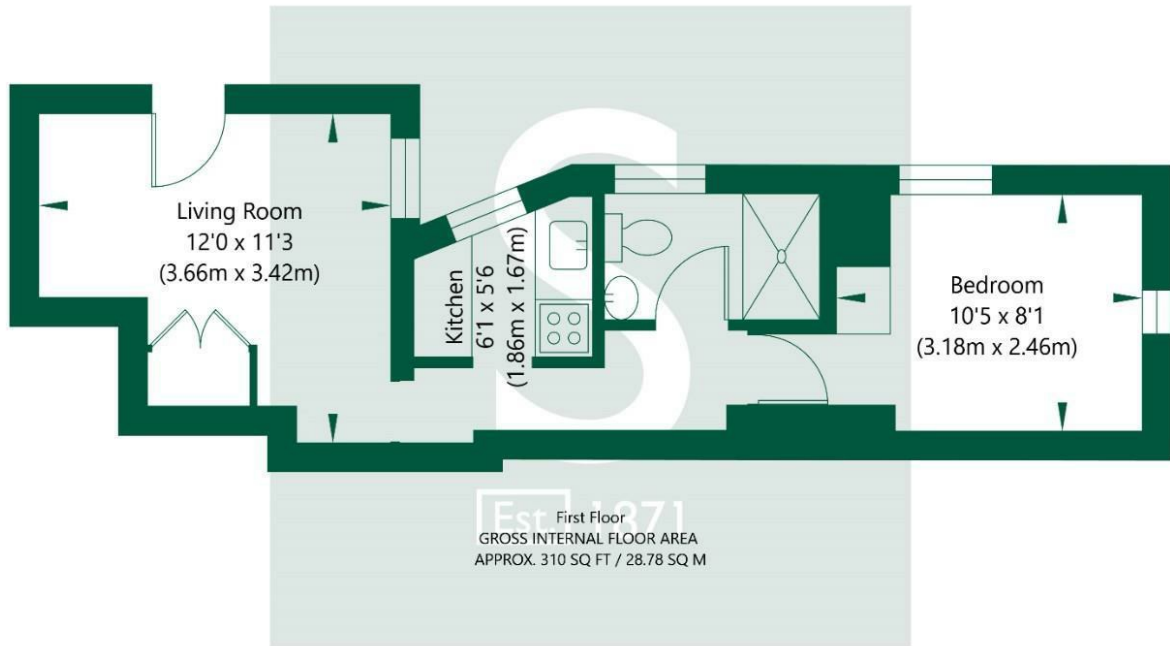
The well-appointed bedroom is designed for comfort, making it an ideal retreat after a busy day exploring the vibrant surroundings. The bathroom features contemporary fittings, ensuring a stylish and functional space for your daily routines.

Situated in a prime location, this one-bedroom apartment places you just moments away from the rich history and culture that York has to offer. Enjoy easy access to a variety of shops, restaurants, and local attractions, all within walking distance.

Whether you are a first-time buyer or looking for a rental investment, this modern flat is a fantastic opportunity to experience city living at its finest. Don't miss the chance to make this delightful property your new home.



60 Clarence Street, York, YO31 7EW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 310 SQ FT / 28.78 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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