



7 Balfour Street YO26 4YU

Full Furnished
£1,150 Per Month

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Located in the popular Leeman Road area of York is this recently renovated two bedroom first floor flat with the added benefit of it's own private courtyard. Just a short walk from the City Centre ,Train Station and easy access to the outer ring road and Clifton Moor Retail Park . The property is offered on an unfurnished basis, but can also be offered furnished, and briefly comprises: Entrance hallway with staircase to the first floor, Spacious open plan lounge diner, modern kitchen with a range for wall and base units and integrated appliances, Bathroom of the living area with shower over the bath, Two double bedrooms. Viewings highly recommended. gas Central Heating and on street parking.

WILL CONSIDER A PET

Available Mid February

Deposit £1300 / EPC Rating C / Council Tax Band A / Available on a short or long term tenancy



GROUND FLOOR
49 sq.ft. (4.5 sq.m.) approx.

FIRST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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