



**Stuart Road, York**

£1,300 Per Month

**Stephensons**  
estate agents & chartered surveyors

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Stuart Road,  
York YO24 3AL

Est. 1871

£1,300 Per Month

Stephensons are pleased to offer for rent this well presented, larger than average three bedroom semi-detached property, sat on a corner plot, and situated in the heart of the ever popular York suburb of Acomb. Offered for rent unfurnished and available immediately, an early viewing is strongly advised.

The property is accessed via a large gravelled driveway and entered through a composite front door into a small entrance hall with stairs to first floor and door leading off to the ground floor accommodation. To the front elevation is a well proportioned living room with feature fire place and large bay window. A door leads through to a dining kitchen benefitting from a range of wall and base units, stainless steel sink with mixer tap and drainer, freestanding cooker with gas hob, as well as ample space for further appliances. Completing the ground floor are two useful storage cupboards and a back door leading out to the garden.

To the first floor are three well proportioned bedrooms and a house bathroom. The master bedroom can be found to the front elevation and is a sizeable double room with feature fireplace and useful built in storage. Bedroom two is another well proportioned double room to the rear elevation with further built in storage. The third bedroom is a small double or large single to the rear of the property.

Completing the internal accommodation is a stylish house bathroom, briefly comprising a P-shaped bath, with waterfall





shower over, vanity unit with wash basin and low flush wc, and a heated towel rail.

To the outside the property boasts surrounding gardens that are mainly laid to lawn., with ample on street parking available.



## Partners:

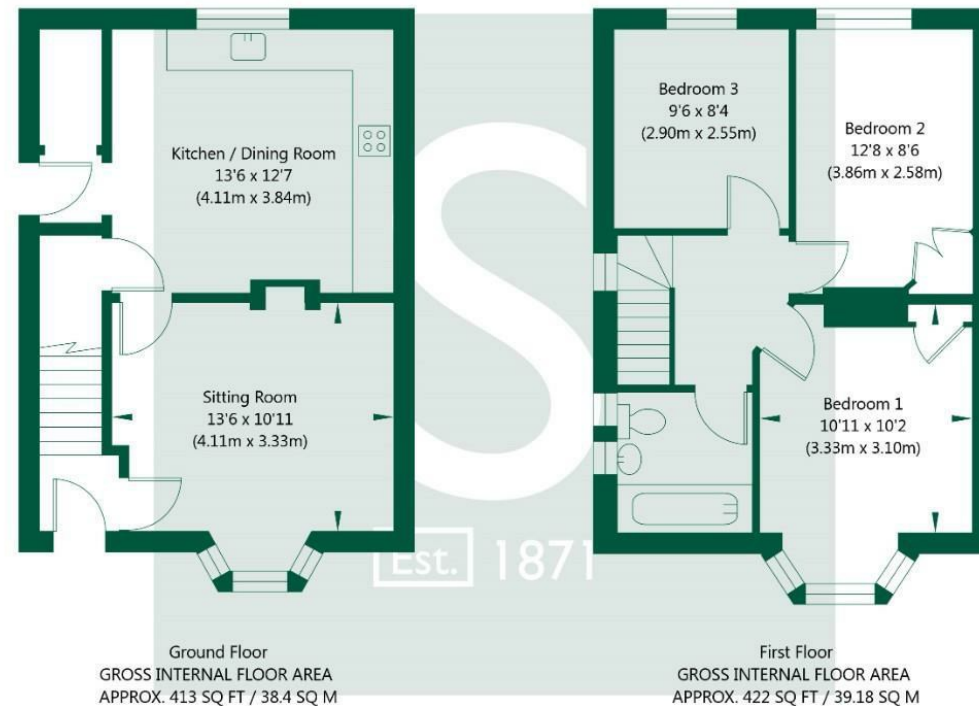
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 835 SQ FT / 77.58 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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