



South View Newton On Ouse £995 Per Month

Stephensons are pleased to offer for rent this well maintained period two bedroom terraced property. With gardens front and rear, off street parking and situated within easy driving distance of both York and Easingwold, an early viewing of this unfurnished property is strongly advised.
EPC 48 E. NO SMOKERS NO PETS



DESCRIPTION

This unfurnished property, with the benefit of gas central heating and uPVC double glazing, briefly comprises, Hall, lounge, fitted dining kitchen with appliances, 2 double bedrooms and bathroom. Pleasant gardens with rear aspect and parking space.

Half panelled and glazed front entry door.

Stair case to first floor.



Lounge

Approx 12`1" x 12`5" (3.94m x 3.79m)

Feature fire surround with open fireplace and alcoves to both sides with shelving. Understairs storage cupboard. Window overlooking the front elevation. Radiator.

Dining Kitchen

Approx 15`10" x 7`1" (4.82m x 2.42m)

Pine cupboards and drawers having heat resistant work surfaces. Matching wall cupboards. Electric 4 ring hob with oven below and extractor fan over. Beamed ceiling. Radiator. Two windows overlooking the rear elevation. Half panelled and glazed door leading to the rear garden.



Bedroom 1

Approx 13` x 10`11" (3.96m x 3.33m)

Feature fireplace. Storage cupboard with loft access. Window overlooking front elevation. Radiator.



Bedroom 2

Approx 7`10" x 9`10" (2.40m x 3.03m)

Feature fireplace. Window overlooking the rear elevation. Radiator.

Bathroom

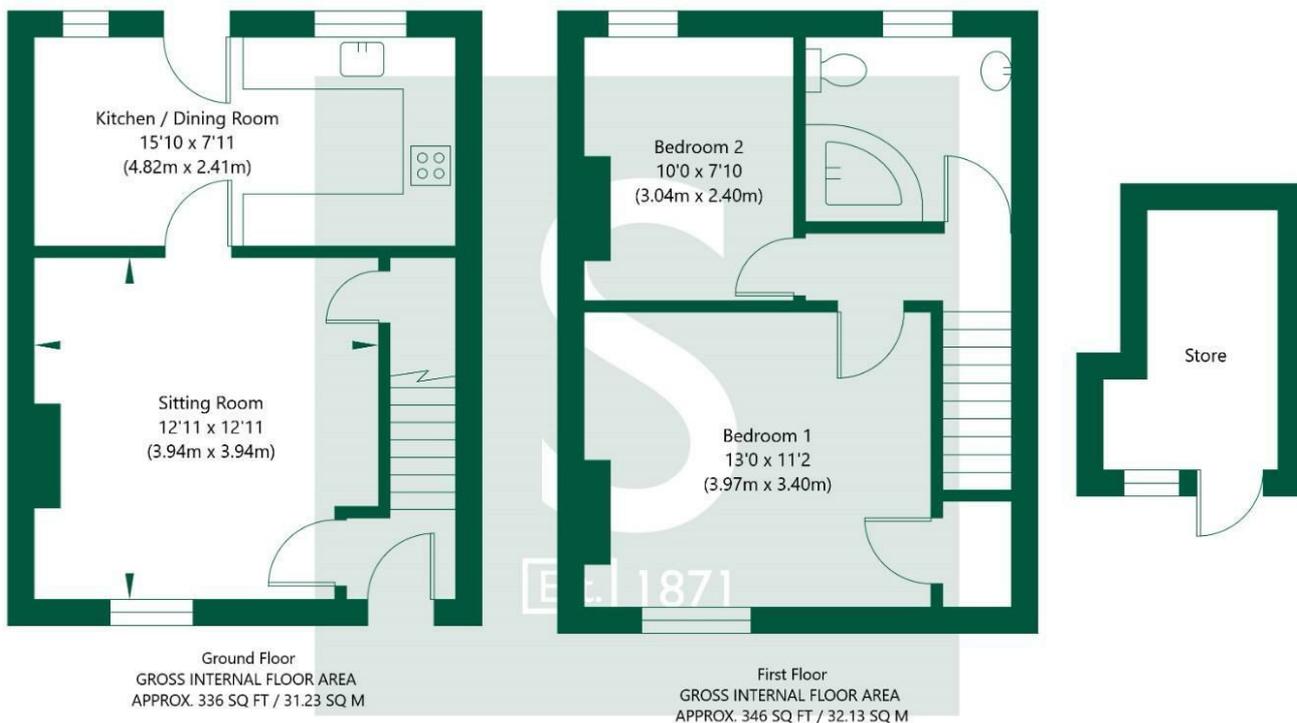
White suite to comprise of:- Hand wash basin, low level WC and corner bath with shower over. Glazed window to the rear elevation. Radiator.

Outside

Enclosed front garden. Large rear garden with patio areas. Garden leads to Back Lane providing parking for 1 car. Useful storage shed. To the rear of the property is a playing field and childrens play area.



South View, Newton On Ouse, York, YO30 2BX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 682 SQ FT / 63.36 SQ M - (Excluding Store)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
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Partners

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- I E Reynolds BSc (Est Man) FRICS
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