



## Grosvenor Terrace York £990 Per Month

\*\*\*GAS/WATER BILLS INCLUDED\*\*\*

Stephensons are pleased to offer for rent, this extremely spacious ground floor flat within easy walking distance of the city centre. Offered unfurnished, with gas central heating and internal accommodation briefly comprising a lounge, spacious dining kitchen with cooker & fridge, large double bedroom, spacious shower room, WC, utility with washer, and a pleasant rear yard.

EPC 60 D. NO SMOKERS. NO PETS



## DESCRIPTION

Ground Floor. Communal reception hall with period tiled floor.

Lounge. Approx 19`10" x 14`8" (6.05m x 4.47m) with bay window, central heating radiator, period cast iron fireplace with tiled inserts, wood surround and mirror, leading to:-

Bedroom (rear). Approx 16`0" x 13`10" (4.88m x 4.22m) with central heating radiator.



Rear Lobby. Leading to kitchen. This lobby also provides access to the rear yard for the upper flats in the event of emergencies only.

Kitchen. Approx 12`11" x 11`0" (3.94m x 3.35m) with 1.5 bowl single drainer stainless steel sink, range of fitted base units and drawers with cream doors beneath granite effect laminate worktops, tiled splashback, matching wall units, electric cooker, fridge, central heating radiator, decorative period cast iron range.



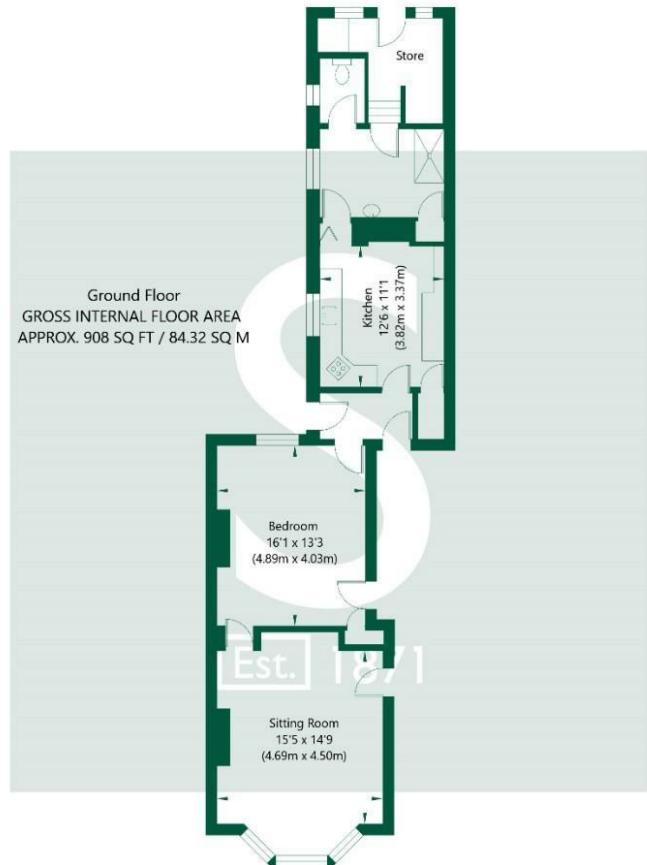
Small Lobby.

Shower/WC. Approx 11`1" x 7`10" (3.38m x 2.39m) with large walk-in shower cubicle with curved glazed screen, pedestal hand basin, central heating radiator. WC off with white period high flush suite.

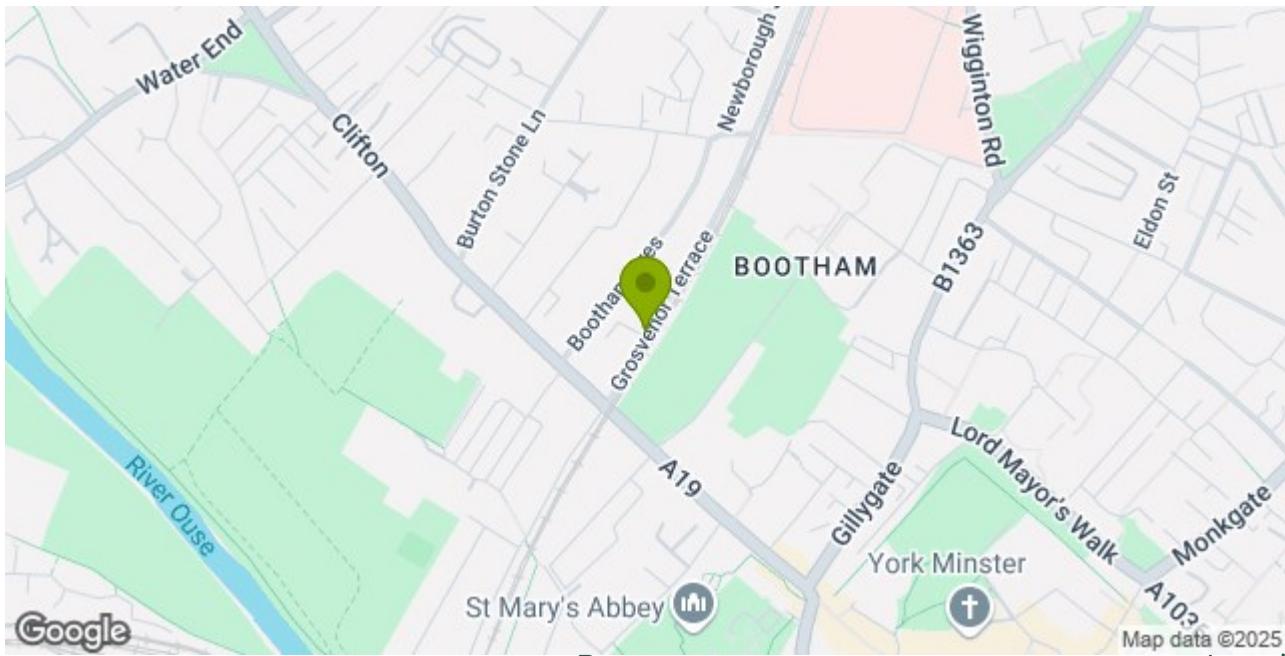
Utility. Approx 7`2" x 6`0" (2.18m x 1.83m) with automatic washer and housing gas central heating boiler.

The ground floor flat has exclusive use of the rear yard.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 908 SQ FT / 84.32 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Map data ©2025

## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
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## Associates

N Lawrence

