



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.

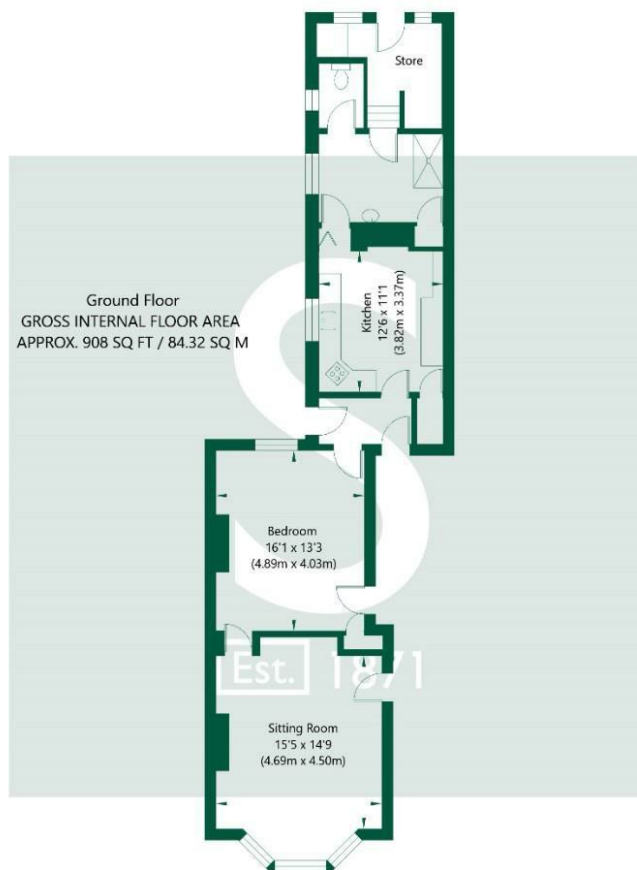
Shower/WC. Approx 11'1" x 7'10" (3.38m x 2.39m) with large walk-in shower cubicle with curved glazed screen, pedestal hand basin, central heating radiator. WC off with white period high flush suite.

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

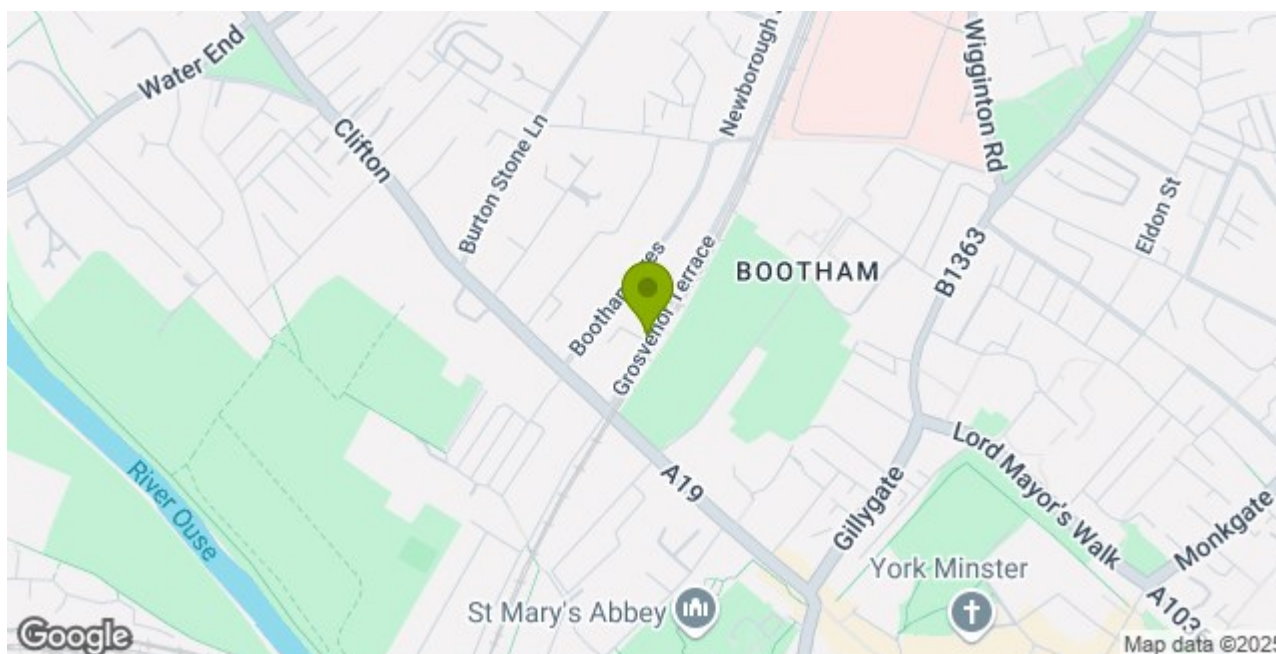
The ground floor flat has exclusive use of the rear yard.



Grosvenor, York, YO30 7AG



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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Stephensons

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Partners

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