



## Holgate Road York £850 Per Month

A modern, attractively appointed first floor flat in this popular and convenient location close Holgate Business Park, station and city. Unfurnished. Electric heating. UPVC double glazing. Communal hall, entrance hall, living/kitchen with fitted units and appliances, double bedroom, bathroom/WC with shower, communal gardens, car parking space.

EPC 57 D. NO SMOKERS. NO PETS.

## DESCRIPTION

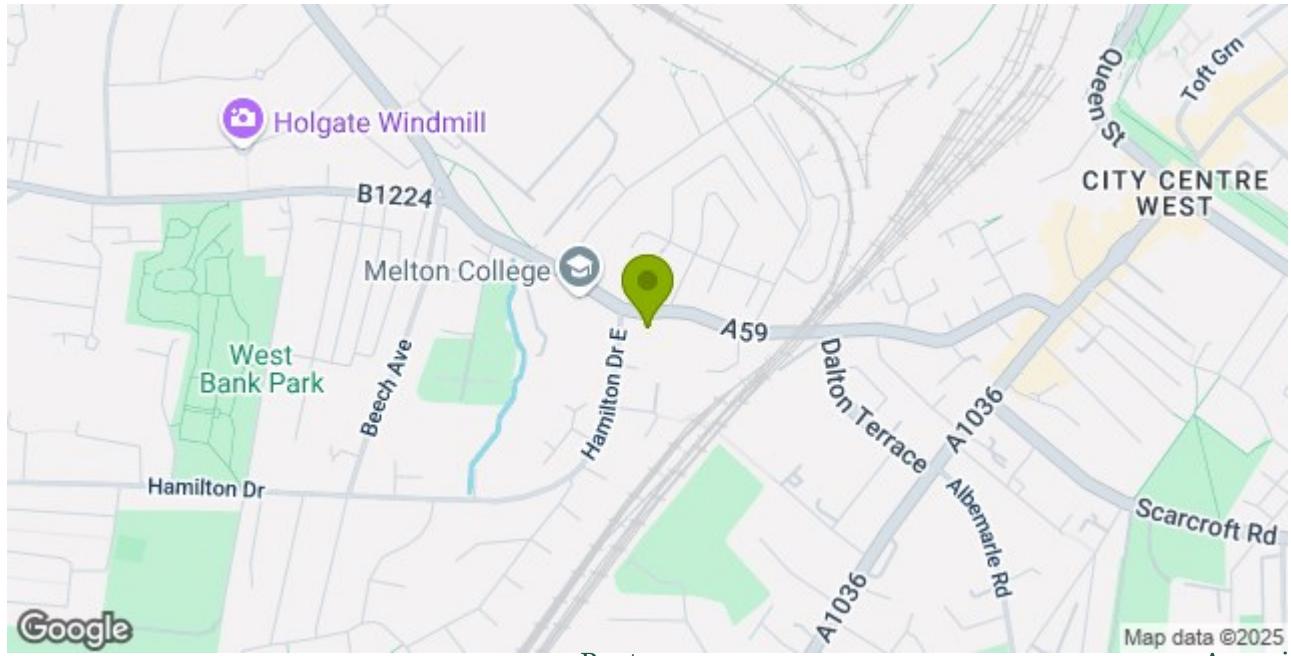
Communal Entrance Hall. With staircase to first floor.

Hall. With cloaks cupboard and cylinder/airing cupboard.

Living/Kitchen. with single drainer stainless steel sink, range of fitted base and wall units with cream doors beneath slate effect laminate worktops, integrated electric oven and ceramic hob, fridge freezer, automatic washer, stainless steel cooker hood, two electric heaters.

Bedroom. with electric heater, laminate floor.

Bathroom/WC. With white suite comprising panelled bath with shower and glazed screen, panelled surround, pedestal hand basin, low flush WC, heated towel rail.



## 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  
J C Drewniak BA (Hons)

## Associates

N Lawrence

