



## Baker Street York £1,100 Per Month

An extended fore-courted terrace property in this popular location convenient for Nestle and York Hospital. The property has gas central heating and uPVC double glazing. It offers well-proportioned accommodation comprising - hall, living room, sitting room leading to a fitted kitchen with integrated oven and hob, fridge-freezer and washer. Bedroom one leading to bathroom/WC with shower, second double bedroom, enclosed rear yard with small outbuilding.

EPC (74) C. NO SMOKERS. PET CONSIDERED.



## DESCRIPTION

Entrance Lobby with uPVC external door, glazed top light.

Hall - laminate floor, central heating radiator, smoke alarm.

Living Room - 11'10 x 9'5 (3.61m x 2.87m) central heating radiator, laminate floor.

Sitting Room - 12'9 x 10'4 (3.89m x 3.15m) central heating radiator, laminate floor, under stairs recess, smoke alarm.



Kitchen - 12'2 x 6'3 (3.71m x 1.91m) single drainer stainless steel sink, range of bitted base units and drawers with cream shaker style doors, beneath wood effect laminate worktops, tiled splashbacks, matching wall units, Worcester gas central heating boiler, Candy integrated oven and ceramic hob with stainless steel hood, fridge-freezer, washer and uPVC external door.

First floor landing with smoke alarm.



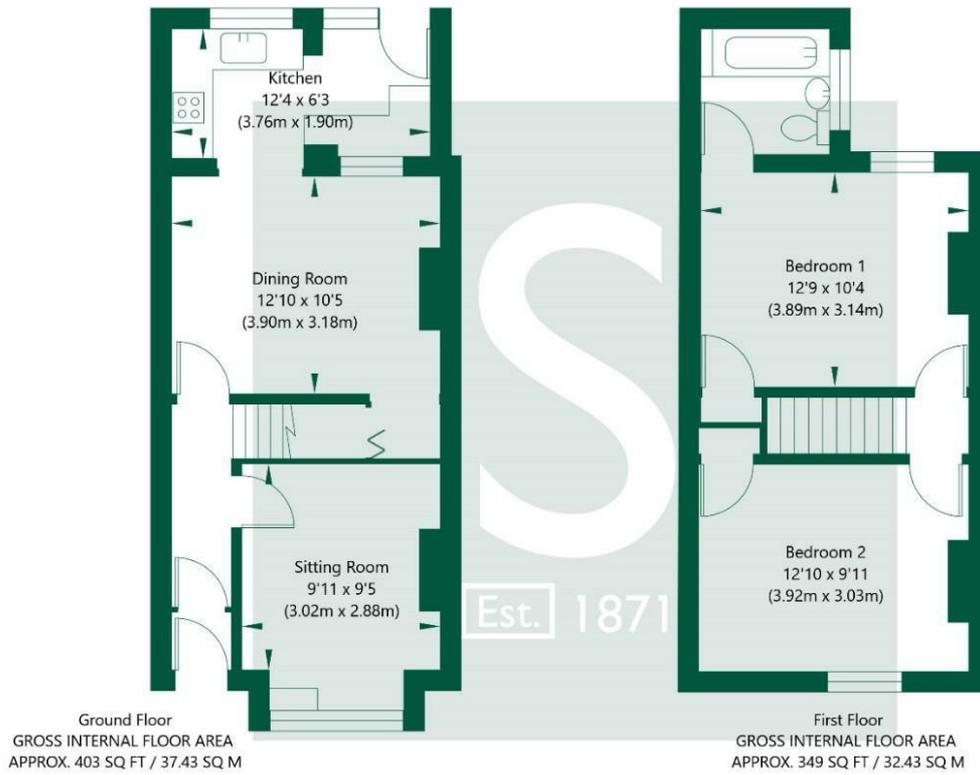
Bedroom one (rear) 12'8 x 10'4 (3.86m x 3.15m) central heating radiator, decorative cast iron fireplace, over stairs cupboard. The bedroom leads through to a fully tiled house bathroom with white suite comprising panelled bath with mixer shower, pedestal hand basin, low flush WC, extractor fan, central heating radiator, walls part tiled.

Bedroom two (front) 12'10 x 9'11 (3.91m x 3.02m) central heating radiator, decorative cast iron fireplace, over stairs cupboard.

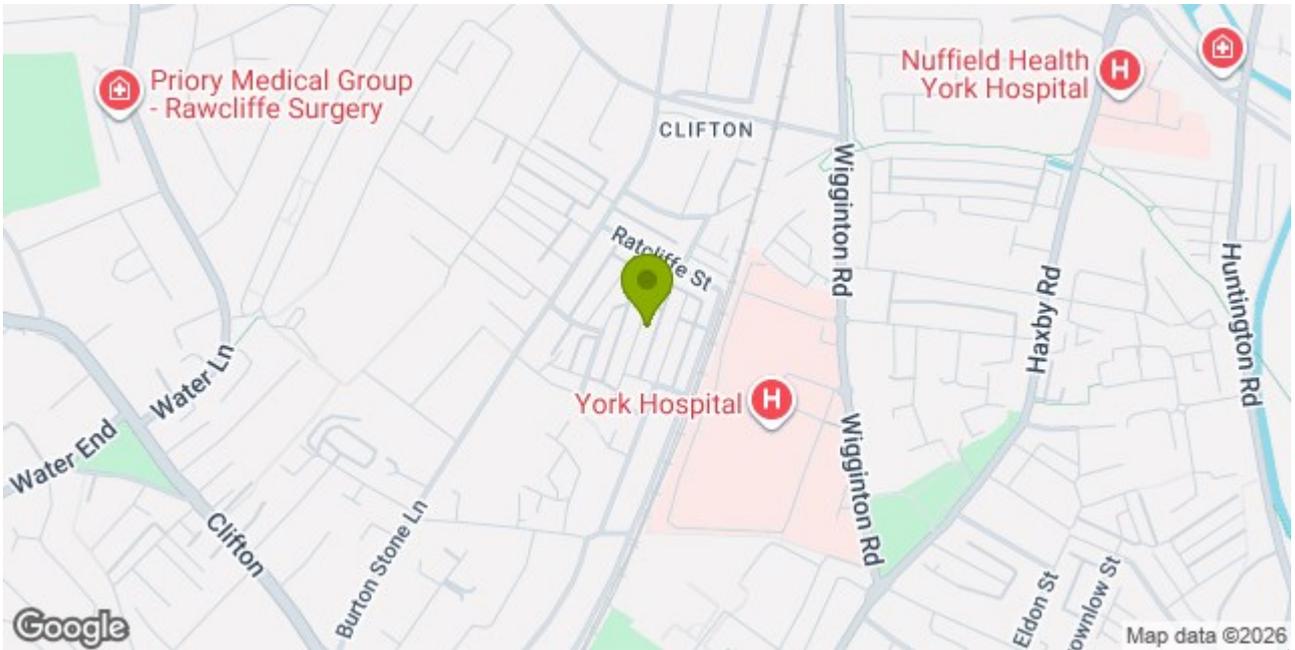
Outside - Small enclosed rear yard with outbuilding.



Baker Street, York, YO30 7AX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 752 SQ FT / 69.86 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**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
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- J C Drewniak BA (Hons)

**Associates**

N Lawrence

