



## Longwood Link Clifton Moor York £950 Per Month

Stephensons are pleased to offer for rent this modern two bedroom semi detached house in the ever popular location of Clifton Moor close to shops and the Ring Road. Newly redecorated and re-carpeted throughout the property benefits from a rear garden as well as off street parking.

EPC 56 D. NO SMOKERS. NO PETS.





## DESCRIPTION

The property is entered via a uPVC front door into a entrance lobby with internal door leading into a large spacious living room. The living room boasts a large uPVC double glazed window to the front elevation and a modern electric fire which acts as the focal point of the room. To the rear elevation of the ground floor, is a modern kitchen which benefits from a range of wall and base units, stainless steel sink, cooker with hob as well as ample space for further appliances and a rear door leading out to the garden.



From the living room, stairs lead to the first floor landing where doors lead off to two double bedrooms and a house bathroom. The master bedroom sits to the rear elevation and benefits from built in wardrobes and bedside tables. Bedroom 2 is another large double to the front of the property with a sizeable uPVC double glazed window overlooking the front garden.

A house bathroom completes the first floor accommodation and briefly comprises a panelled bath with gravity shower over, pedestal wash basin, low flush wc and heated towel rail.



To the outside the property boasts front and rear gardens which are mainly laid to lawn as well as a driveway for 1-2 cars.

Services: All Mains

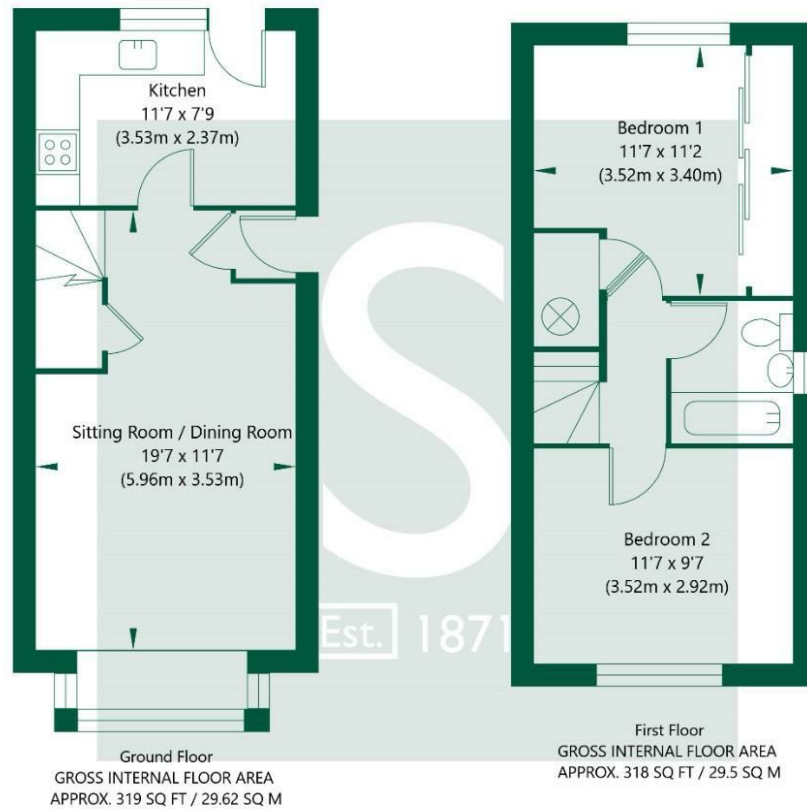
EPC Rating: TBC

Council Tax: City of York Council - Band C

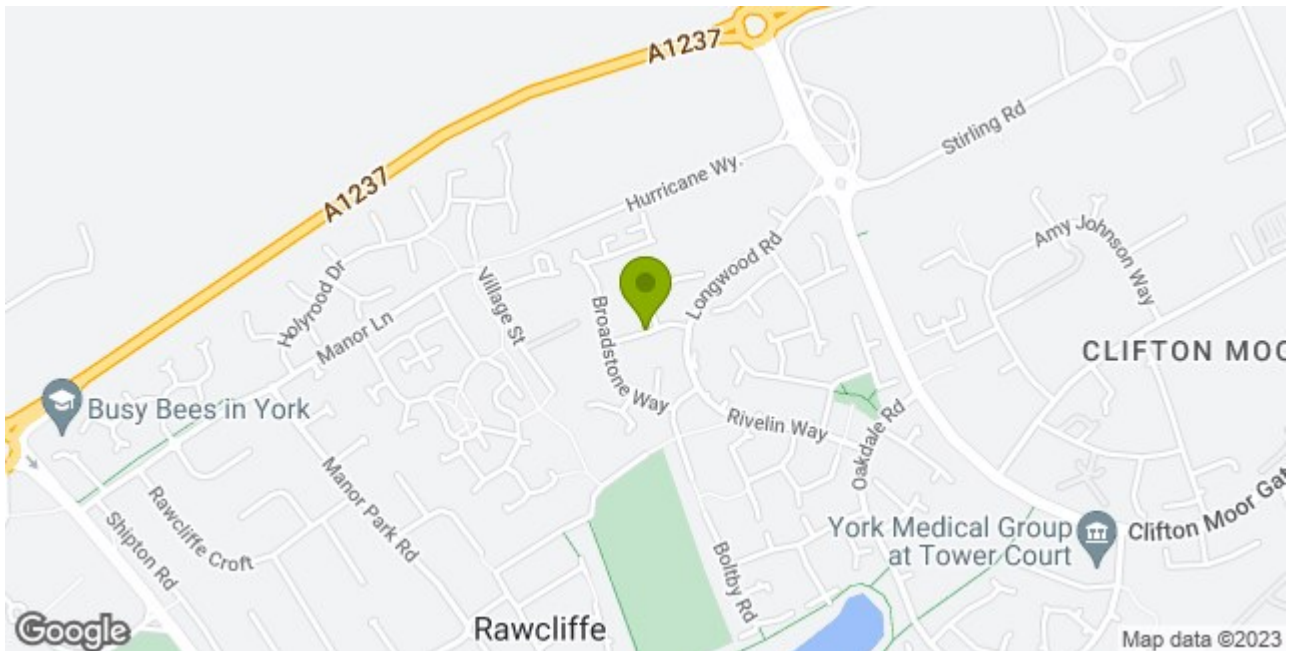
Viewings: Strictly via the Letting agent 01904 625533



## Longwood Link, York, YO30 4UG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 637 SQ FT / 59.12 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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